

ROLL CALL

|                       |                  |
|-----------------------|------------------|
| Dan Baumgardner       | Jerome Markley   |
| Harry Baumgartner, Jr | Mike Morrissey   |
| Kip Bunch             | Tim Rohr         |
| Todd Fiechter         | John Schuhmacher |
| Jarrold Hahn          |                  |
| Bill Horan            |                  |

The November 3, 2016 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Ten members were present for roll call. Becky Stone-Smith was absent.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the October 6, 2016 meeting. Mike Morrissey seconded the motion; the motion carried 9-0-1. Jarrod Hahn abstained from voting due to being absent from the last meeting.

**OLD ITEMS:**

**A 16-10-18B UNION TWP. Sections 3 & 4 28N-12E Wells County Area Plan Commission request an approval for zoning changes. The property is located in Sections 3 and 4 of Union Township.**

Jerome Markley talked about the previous meeting in regards to this petition. Michael Lautzenheiser, Jr. told the board that he called the people from the list collected at the last meeting. He recommended after talking to them that the best interest of the Area Plan Commission is to withdraw this portion of the petition. He said that in the future the board will use the Comprehensive Plan to help determine rezone requests piece by piece. Mr. Lautzenheiser, Jr. said that this wouldn't change the vote regarding the Town Limits of Zanesville. Mr. Markley asked if the board had any questions. Bill Horan asked if a motion would be needed. Mr. Lautzenheiser, Jr. said that it would be withdrawn thru the office and no motion was needed. Mike Morrissey wanted to confirm the zoning changes that would not be made. Mr. Lautzenheiser, Jr. said that it is just outside the corporate limits that would be remaining the same. Mr. Markley asked about the portion of property that was in question at the last meeting. Mr. Lautzenheiser, Jr. confirmed that it was in the town limits of Zanesville. John Schuhmacher said that the Town of Zanesville is ready to move forward with the rezoning. Mr. Markley asked if the board had any additional questions or comments. Mr. Lautzenheiser, Jr. thanked the public for their input on this petition. Dan Toma asked what S-1 stood for. Mr. Lautzenheiser, Jr. explained the Suburban Residential zoning district.

**NEW ITEMS:**

**OTHER BUSINESS:**

**Zoning Ordinance Amendment Update & Amendment Action**

Michael Lautzenheiser, Jr. updated the board on how the amendment process was going. He said that the office is half way thru the town boards. He talked about the changes requested by the City of Bluffton and the County Commissioners. He asked that board to accept those changes. Jerome Markley asked if he was approaching the towns with the changes suggested. Mr. Lautzenheiser, Jr. confirmed that he was presenting the amendments with the changes made to them. Mike Morrissey asked if there were any other towns that had discussions or concerns. Mr.

Lautzenheiser, Jr. said that Ossian questioned what type of structure could be used as a secondary residence.

**V2015-020: William & Marsha Thomas Trust & V2015-021: Dennis Thomas**

Michael Lautzenheiser, Jr. gave an update on the violation. He said that at the last meeting in which this violation was discussed they were given until October for crops to be off the field so they could move it. He said that he was unable to make it out to the site to verify if the mobile home had been moved or not. He suggested continuing to the December meeting.

Conditions:

Motion to Continue to December 1, 2016 Meeting: John Schuhmacher

Second: Jarrod Hahn

Vote: 10-0

**Ordinance Incompatible Uses & Regulations**

Todd Fiechter shared his opinion on the Ordinance's incompatible uses and regulations. He said that he wasn't proposing any big changes. He gave examples of how the current ordinance is affecting old and new CFO operations. He said many neighbors of CFO's are trying to stop the operations by building near the properties so they are unable to expand. Bill Horan asked about one of the examples given and if it was true that they wouldn't be able to expand currently. Michael Lautzenheiser, Jr. said that the only way it could be approved would be if the board waived points. Jerome Markley asked if the dairy shouldn't be made aware of the regulations. Jarrod Hahn said that a lot of times they are sold thru a bankruptcy and details like that aren't always given to buyer. Mr. Lautzenheiser, Jr. talked about the possible options that could be used in the case of expanding a CFO. Mr. Fiechter mentioned how some of the counties that he talked to had buffers around CFO's where other items couldn't be built. He also said that he isn't suggesting that we do that but was just giving an example. He talked about how many counties go beyond IDEM requirements as well. Mr. Markley mentioned the wind project and how it was removed from the language in the ordinance. Mr. Hahn explained that the county is saying where the CFO can be located and IDEM is how it is done.

Todd Fiechter gave an example of his personal family farm and how they started and have grown from there. Jarrod Hahn said that it's easier to write rules for new operations than existing operations. Kip Bunch gave another example of setback regulations. Mr. Fiechter asked about the points given for injections and talked about the research being done to find additional ways to incorporate manure into the ground. Michael Lautzenheiser, Jr. said that it wasn't our job to enforce manure. He said that we review the points and application. Mr. Fiechter asked about years down the road when changes are made to an operation. Mr. Lautzenheiser, Jr. said that new points can be calculated and it would either be a staff approved development plan or an APC approved development plan. Mr. Hahn asked if the setbacks were taking too much away from CFO. Bill Morris said that the setback is based on the home not the property line. Mr. Lautzenheiser, Jr. said that the ordinance is based on what's coming next. Mike Morrissey gave an example of a farm operation that can no longer expand due to the number of homes that have been built in that area. Bill Horan talked about the smell reducing practices and technologies that are in the works. Mr. Fiechter talked about how IDEM is promoting utilization of nutrients into the ground. Mr. Horan talked about drag line manure application and how they are testing applying to crops that are starting to grow. Mr. Lautzenheiser, Jr. said that points can always be given for other things. Mr. Horan asked about points for a new type of application. Mr. Lautzenheiser, Jr. said that if Purdue signs off on the type of application and labels it a Tier 1 or Tier 2 then the points for that tier would be given. Mr. Morrissey asked at what point does farm land become more valuable for urban planning. Jerome Markley asked if the board would like to follow-up on any items from the presentation. Mr. Hahn said that he would like to hear more about other counties and how they handle new vs old with the CFO rules.

**DISCUSSION:**

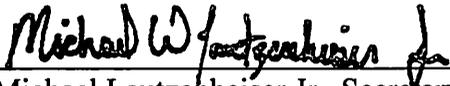
**ADVISORY:**

Jerome Markley confirmed the special meeting on Monday, November 21, 2016 and the regularly scheduled Thursday, December 1, 2016 meeting. Both will be held at 7:30pm.

**ADJOURN:**

Mike Morrissey made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The November 3, 2016 Area Plan Commission meeting adjourned at 8:30 p.m.

  
Jerome Markley, President

ATTEST:   
Michael Lautzenheiser Jr., Secretary