

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Keith Masterson
Jarrold Hahn	Mike Morrissey
Bill Horan	Tim Rohr
Richard Kolkman	John Schuhmacher

Michael Lautzenheiser, Jr., Director

The November 5, 2015 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. 10 Members were present. The Town of Poneto did not appoint a new representative for the meetings yet.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the October 1, 2015 meeting. John Schuhmacher seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 15-11-23 JEFFERSON TWP. NE/4 21-28N-12E Hillcrest Development Corp. requests an approval for one 213' x 44' and one 208' x 44' Warehouse Storage Buildings. The property is located on Hillcrest Drive off State Road 1, Ossian, IN 46777 and is zoned B-3.

Mick Cupp, Hillcrest Development, explained to the board that they want to build 2 additional storage buildings. Michael Lautzenheiser, Jr. informed the board that it would be only buildings A & B. Jerome Markley asked if both would be built at the same time. He also asked if there was anything the Plat Committee had to say in regards to this petition. Mr. Cupp said that both buildings would be built at the same time. Mr. Lautzenheiser, Jr. stated that the lighting issue, confirmation from the Town of Ossian for the driveway, and the Flood Elevation are all taken care of now. Mr. Markley asked about the gravel. Mr. Lautzenheiser, Jr. explained that in the past petitions there were commitments for dust control, however, they have not done the dust control commitment with their previous developments. Mike Morrissey asked about the lighting on the buildings. Both Mr. Lautzenheiser, Jr. & Mr. Cupp explained that the lighting would meet the requirements. Jarrold Hahn asked about the presented drawings and how items were missing such as the legal description. Mr. Lautzenheiser, Jr. said that if the board decided to approve this petition, then it could be done so with conditions. Mr. Cupp said that he would work with the office to make sure that he provided everything requested in the conditions. Mr. Markley asked if there were any additional board questions or any public questions or concerns. There were none.

Conditions: Submit a new drawing showing all the required items (legal descriptions, flood elevation, drainage narrative, licensed land surveyor seal, etc.)

Motion to Approve with Condition: Jarrold Hahn

Second: Mike Morrissey

Vote: 10-0

A 15-11-24 LANCASTER TWP. SW/4 22-27N-12E Juan A. Ortiz & Rosa Bravo request an approval for a 64' x 64' Pole Barn. The property is located at 2185 Commerce Dr., Bluffton, IN 46714 and is zoned B-3.

Joel Hoehn, Stoodly Associates, explained to the board that Juan Ortiz wants to put up another building for truck repair. He said that it would have a 16' canopy. He talked about the storm water drainage and how it is already designed to flow into the Lowe's detentions basin. Mr. Hoehn said that majority of the .6 acre

will be covered in gravel. He said that it will have one restroom located in the building so there will be water and sewer lines needed. Jerome Markley asked if there was anything from the Plat Committee. Michael Lautzenheiser, Jr. talked about a proposed 20' utility easement that would need completed. He also talked about how the lighting would need shielded and that the stone lot could use a dust control commitment if that was the direction the board wanted to go. Mr. Lautzenheiser, Jr. also mentioned the waiver needed to allow a second sign on the parcel. Mr. Hoehn explained that the 1st sign is for the El Camino Restaurant. Mr. Lautzenheiser, Jr. informed the board that the office received the City of Bluffton sign off sheet. Mike Morrissey asked about the location for the new entrance. Mr. Hoehn showed the board where the drive will be located. He also asked why the easement would be needed if it was all one property. Jarrod Hahn explained that it may not be needed if all on one parcel. Mr. Lautzenheiser, Jr. said that the utilities maintained by the City would require an easement. He said that if they were privately maintained then there wouldn't be an easement required. Juan Ortiz confirmed that the utilities would be privately maintained. Mr. Morrissey asked if the lighting issues were ok now. Mr. Ortiz said that the lighting would shine on the property. Mr. Lautzenheiser, Jr. confirmed that was how it was described. John Schuhmacher asked about the type of fencing that would be used. Mr. Hoehn explained that it was like steel siding similar to what Outdoor Concepts fence is like. Mr. Markley asked if there were any additional board questions or questions or comments from the public. There were none.

Conditions: Waiver to allow 2nd sign to be placed on property. Commitment for dust control.

Motion to Approve: Jarrod Hahn

Second: Bill Horan

Vote: 10-0

OTHER BUSINESS:

V 2014-016: RTT

Andy Newsom, NESCO Rentals, gave the board an update in regards to the violation. He informed the board that the water line is now in and they are still waiting on DNR approval. He read an email from Matt Meed at Christopher Burke Engineering which talked about the 2 options they had. Mr. Newsom said that the VP gave approval to move forward with new engineering company. Michael Lautzenheiser, Jr. asked about a timeline for how long they think it will take. Mr. Newsom said that he would ask and let us know as soon as he heard back from them. Jarrod Hahn said that he felt it would be around the 60 to 90 day mark before they knew anything.

Conditions:

Motion to Continue to February 2016 Meeting: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

V 2015-017: Ty & Ladana Hanni

Michael Lautzenheiser, Jr. said that a certified letter was sent and signed for at the Hanni residence. John Schuhmacher asked how long they had the letter. Mr. Lautzenheiser, Jr. said that it was delivered on the 24th. Dan Baumgardner said that the Town of Ossian didn't have a problem with trailers and asked who had jurisdiction over this matter. He asked if it was Wells County over Town of Ossian or Town of Ossian over Wells County. Mr. Lautzenheiser, Jr. said that the property owner is who needs to respond to this violation and how we haven't heard anything from them. Mike Morrissey said that the violation was brought to our attention and that we need to act on it. He said that it's a violation that needs to be satisfied. Jerome Markley asked more about Ossian not having a problem with it. Jarrod Hahn talked about a potential rezone to allow for both trailers. He also talked about how the owner of the property not contacting the office and that's the reason we are hearing this violation tonight. Mr. Lautzenheiser, Jr. mentioned being able to get the tenants to show up but not the owners. Mr. Schuhmacher stated that the Board is good about working with the public. He also said that they have to show that they want to work with the Board too.

Conditions:

Motion to turn over to Attorney: Jarrod Hahn

Second: Keith Masterson

Vote: 10-0

DISCUSSION:

Jerome Markley asked if there was any information regarding the wind farms. Michael Lautzenheiser, Jr. said that we are still waiting to hear from the judge. Mr. Markley asked if the Town of Poneto has had any luck with replacing Finley. Mr. Lautzenheiser, Jr. stated that we haven't heard anything at this time and that the office was going to be sending out reappointment letters to the boards that are required to appoint members to the Area Plan Commission board. Mr. Markley confirmed the meeting for December 3, 2015.

ADVISORY:

ADJOURN:

Dick Kolkman made a motion to adjourn the meeting. Dan Baumgardner seconded the motion. The November 5, 2015 Area Plan Commission meeting adjourned at 8:13 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary