

ROLL CALL

Dan Baumgardner	Jerome Markley
Harry Baumgartner, Jr	Mike Morrissey
Todd Fiechter	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Becky Stone-Smith
Richard Kolkman	

Michael Lautzenheiser, Jr., Director

The April 7, 2016 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. All members were present for roll call.

APPROVAL OF MINUTES:

Mike Morrissey made a motion to approve the minutes from the March 10, 2016 meeting. Jarrod Hahn seconded the motion; the motion carried 11-0.

OLD ITEMS:

NEW ITEMS:

A 16-04-04 JEFFERSON TWP. SW/4 10-28N-12E Ossian Healthcare Holding Company, LLC requests an approval for a zoning change to R-3. The property is located at 215 Davis Road, Ossian, IN 46777 and is zoned R-1.

Herb Spitzer, Jr. & Jesse Ott represented the petition along with A 16-04-05. They talked about both petitions and how the rezoning would allow current structure to comply with zoning requirements. Mr. Spitzer, Jr. explained that by rezoning the future project will comply as well. Mr. Ott showed the board a drawing on what the completed project is expected to look like. Jerome Markley confirmed that it was just the zoning and not the development plan that would be voted on tonight. Michael Lautzenheiser, Jr. said that it was just the rezoning. Mr. Markley said that the board would need to send a Do Pass, Do Not Pass, or No Recommendation. Mike Morrissey asked about the rezoning and the Comprehensive Plan. Mr. Lautzenheiser, Jr. explained that it would allow for structure and use to follow ordinance.

Conditions:

Motion to Send Do Pass Recommendation to Town of Ossian: Bill Horan

Second: Jarrod Hahn

Vote: 11-0

A 16-04-05 JEFFERSON TWP. SW/4 10-28N-12E Ossian Healthcare Management, INC requests an approval for a zoning change to R-3. The property is located just east of 215 Davis Road, Ossian, IN 46777 and is zoned R-1.

This petition was discussed with A 16-04-04.

Conditions:

Motion to Send Do Pass Recommendation to County Commissioners: John Schuhmacher

Second: Dan Baumgardner

Vote: 11-0

A 16-04-06 LANCASTER TWP. SW/4 27-27N-12E Apostolic Christian Care, Inc. requests an approval for a zoning change to R-3. The property is located on Shore Drive, Bluffton, IN 46714 and is zoned R-2.

The petition was represented by Mick Cupp, Leon Gerber, and Preston Kaher. Mr. Cupp explained that the petition was to help conform to the ordinance by rezoning. Michael Lautzenheiser, Jr. talked about explanations for the different zoning classifications and how R-3 was for multiple dwellings on a single property. Mr. Lautzenheiser, Jr. talked about future development plan for expansion of current project.

Conditions:

Motion to Send Do Pass Recommendation to Common Council of Bluffton: Jarrod Hahn

Second: Mike Morrissey

Vote: 11-0

A 16-04-07 UNION TWP. NE/4 3-28N-11E Larry & Mildred Quackenbush requests approval for a 5.0 acre division of a minor subdivision. The property is located 2070 W 1200 N, Yoder, IN 46798 and is zoned A-1.

Larry & Mildred Quackenbush explained that they want to sell the house and building which is on 5 acres and keep the remaining farm ground. Michael Lautzenheiser, Jr. explained the one time exemption regarding this property. Jerome Markley asked if the board had any questions. Jarrod Hahn asked if the remaining parcel would be allowed to be split again. Mr. Lautzenheiser, Jr. explained the only way it could be split again was if it were attached to primary parcel then split.

Conditions: Use one (1) time exemption for dividing.

Motion to Approve: Jarrod Hahn

Second: John Schuhmacher

Vote: 11-0

OTHER BUSINESS:

Ordinance Revisions Update

Michael Lautzenheiser, Jr. said that the process has been started with the office attorney, Colin Andrews. He talked about upcoming open house to be scheduled soon. Jerome Markley asked if there would be anything coming up which would make it better to wait to make the changes. Mr. Lautzenheiser, Jr. said that things are always coming up but that we are at a good place to continue moving forward. Mr. Markley asked if there was still time for items to be added. Mr. Lautzenheiser, Jr. said that there is still some time for items to be added.

DISCUSSION:

Jerome Markley asked about the appeals case. Michael Lautzenheiser, Jr. said that there wasn't any news at this time. Mr. Lautzenheiser, Jr. talked about Wells County joining the Permitting Excellence Coalition. He also talking about possible online payments and upcoming free training classes offered by the office. Mr. Lautzenheiser, Jr. talked about Town of Zanesville rezoning.

Jerome Markley confirmed the May 5, 2016 meeting.

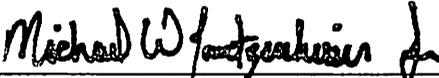
ADVISORY:

ADJOURN:

Mike Morrissey made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The April 7, 2016 Area Plan Commission meeting adjourned at 8:05 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary