

ROLL CALL

	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 June 2, 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. Dan Baumgardner was absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes with changes from the May 5, 2016 meeting. John Schuhmacher seconded the motion; the motion carried 10-0.

OLD ITEMS:

NEW ITEMS:

A 16-06-09 HARRISON TWP. SE/4 9-26N-12E George Swinford Rev. Trust requests approval for 66,200 sq ft Office/Warehouse Building and 11 parking spaces. The property is located at 350 E State St., Bluffton, IN 46714 and is zoned R-3.

Brett Miller, MLS Engineering, discussed the master plan for the entire project. He explained how only a portion is going to be built now. Mr. Miller said that all of the earth work would be done now and they would seed the areas not currently being built. Jerome Markley asked if there was anything from the Plat Committee. Michael Lautzenheiser, Jr. explained that the Plat Committee was waiting for the efera report from the DNR. Mr. Miller asked if that would delay construction. Mr. Lautzenheiser, Jr. said that it shouldn't delay it too much. Mr. Markley asked Jarrold Hahn about the drainage regarding the petition. Jarrold Hahn mentioned that it was oversized for the 1st portion but overall was a good plan for the future of the project. Mike Morrissey asked where the water would drain to. Mr. Hahn said that it would be draining into Bill's Creek. Mr. Markley asked what the building would be used for. Dave Mueller, MHF Solutions, said that it would be used for online buying and selling. John Schuhmacher asked about the lighting. Mr. Mueller said that there would be one light in the parking lot and that the lights on the building would be motion activated. Mr. Markley asked if the City of Bluffton was ok with project. Mr. Lautzenheiser, Jr. said the office had received the city sign-off sheet. Mr. Hahn asked if there was a timeline in place. Mr. Mueller said that he would like to start the project in a couple weeks. Mr. Lautzenheiser, Jr. suggested a condition to show Drainage Board approval and that the efera needs to be marked as soon as it comes back. Mr. Mueller asked what the efera was. Mr. Lautzenheiser, Jr. explained that it was the floodplain on Bill's Creek and that it required an efera to determine an exact elevation on property. Mr. Markley asked if it was something from state or local. Mr. Lautzenheiser, Jr. said that it is on the state level. Mr. Miller explained to the board that the building would be built up as well.

Conditions: Elevation staked on property & Drainage Board approval.

Motion to Approve with Conditions: Jarrold Hahn

Second: John Schuhmacher

Vote: 10-0

OTHER BUSINESS:

Ordinance Revisions Update

Jerome Markley confirmed that the revisions would be voted on at the July meeting. Michael Lautzenheiser, Jr. said that it was on the agenda to be heard at the July 7th meeting.

E-Payments

Michael Lautzenheiser, Jr. explained the option chosen by the office. He explained that the company, Value Payment Systems, LLC) works well with the permitting software. Jerome Markley asked if there was any upfront cost for the County. Mr. Lautzenheiser, Jr. talked about the transaction charges. Jarrod Hahn asked if Colin Andrews reviewed the contract. Mr. Lautzenheiser, Jr. said that Roy Johnson was in the process of reviewing it since it is for the County instead of just Area Plan. Mr. Markley asked if there were any negative comments. Mr. Lautzenheiser, Jr. explained that Mr. Johnson was looking thru it and felt that we were ready to move forward with the e-payments. Mr. Markley asked if the APC approval is needed. Mr. Lautzenheiser, Jr. said that we just needed permission to go before the County Commissioners. Mr. Hahn asked about a contract timeline. Mr. Lautzenheiser, Jr. said that it was open ended. Mr. Markley asked for a motion.

Conditions:

Motion to Send to County Commissioners: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

V2012-036 – Andrew Price

Michael Lautzenheiser, Jr. explained the ordinance. He said that Mr. Price came into the office that day and will have a firm deadline in 2 weeks. Jerome Markley asked about the next meeting regarding this violation. Mr. Lautzenheiser, Jr. said that we would have the firm deadline by that time. He said that we are aiming for a fast completion and that Mr. Price understood that it needed to be fixed quickly.

DISCUSSION:

Michael Lautzenheiser, Jr. talked about the next meeting and the long list of violations that may be heard. Jerome Markley asked if it would be a variety of violations. Mr. Lautzenheiser, Jr. explained that there is a lot of mobile home violations along with a few other violations.

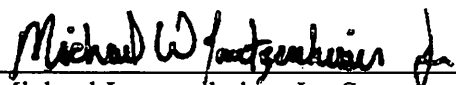
ADVISORY:

Jerome Markley confirmed the July 7, 2016 meeting. Mike Morrissey asked if it was going to be at the Annex building. Michael Lautzenheiser, Jr. confirmed that it would still be held here in the Annex building.

ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. Tim Rohr seconded the motion. The June 2, 2016 Area Plan Commission meeting adjourned at 8:03 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary