

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The June 4, 2015 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. Richard Kolkman was absent.

APPROVAL OF MINUTES:

Mike Morrissey made a motion to approve the minutes from the May 7, 2015 meeting. John Schuhmacher seconded the motion; the motion carried 8-0-2. Jarrod Hahn abstained from voting due to being absent at the last meeting. Tim Rohr abstained from voting due to being unable to review minutes before the meeting.

OLD ITEMS:

NEW ITEMS:

A 15-06-09 LANCASTER TWP. SE/4 27-27N-12E Apostolic Christian Care Inc. requests approval for a 4,438 sq. ft. Activity Center. The property is located on North Shore Drive, Bluffton, IN 46714 and is zoned R-2.

Mick Cupp, Christian Care, explained that they wanted to build an activity center for the residents for Christian Care. Michael Lautzenheiser, Jr. explained that the items the Plat Committee requested have been addressed with the storm water narrative supplied with the plans. Mr. Cupp informed the board that the activity center will take place of 3 duplex buildings. Jerome Markley asked if the City was happy. Mr. Lautzenheiser, Jr. said that the City was ok with the plans. Mr. Markley asked if there were any comments or questions from the board or public.

Conditions:

Motion to Approve: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

A 15-06-10 HARRISON TWP. NW/4 10-26N-12E Bluffton-Harrison Metropolitan School District (Bluffton Elementary School) requests an approval for 200 space parking lot and 3 building expansions for cafeteria, classrooms, and offices. The property is located at 1100 E Spring St, Bluffton, IN 46714 and is zoned R-1.

Torrey Ehrman, GAI Consultants, talked to the board about the plans regarding the addition of classrooms, a cafeteria, offices, and new parking. Michael Lautzenheiser, Jr. explained the fire department requests and how they are now shown on the plans. He also talked about bond financing and how the properties being split and put into building incorporated name is a common practice for funding. Jerome Markley mentioned the condition needed for 0' interior setback as recommended by Plat Committee. Jarrod Hahn and Mr. Ehrman talked about the additional detention the project will have. Mr. Hahn talked about how they will have a 4" outlet instead of the 3" outlet shown on drawing. Mr. Markley asked about the city. Mr. Lautzenheiser, Jr. said that the city signed off. Mr. Ehrman said that there is a large water shed area for the new south drive. Mr. Markley asked for board and public comment and questions.

Conditions: 0' interior setback & upgrade from 3" to 4" storm water outlet
 Motion to Approve with Condition: Jarrod Hahn
 Second: Bill Horan
 Vote: 10-0

A 15-06-11 HARRISON TWP. PT Lot 18 City of Bluffton 4-26N-12E LG Rentals LLC requests an approval for 11 space parking lot. The property is located at 116 N. Main, Bluffton, IN 46714 and is zoned B-1.

Joel Hoehn, Stody Associates, described the proposed parking lot. He talked about the handicap parking space along with sidewalks. Mr. Hoehn mentioned details regarding the storm water and drainage and the plans for a 15' x 20' green area with a bench. Mike Morrissey asked about the drainage. Michael Lautzenheiser, Jr. discussed a few items. Mr. Hoehn explained how this will make it easier to get out of vehicles. Jerome Markley asked if the City was ok with plan. Mr. Lautzenheiser, Jr. explained that the plans now met the ADA requests. He also mentioned the outside of the building getting fixed in the future. Mr. Morrissey felt that it was a good solution and asked if it would be a private lot or after hours parking. Leon Gaiser said that it would be covered by building insurance and that the public would be able to use it.

Conditions:
 Motion to Approve: Mike Morrissey
 Second: Jarrod Hahn
 Vote: 10-0

A 15-06-12 WELLS COUNTY Ordinance Amendments

Michael Lautzenheiser, Jr. gave a recap of the proposed Ordinance Amendments. Mike Morrissey asked about meetings prior. Mr. Lautzenheiser, Jr. discussed the multiple meetings that have been help by Redraft Committee, Steering Committee, and others. Jerome Markley opened the meeting to public comment with some instructions for discussing one item at a time.

Ken Werling wanted to discuss amendment #40. He felt it was singling out certain areas. Jarrod Hahn talked about how it would allow them in certain areas. Mr. Werling wanted to know why it shouldn't be allowed in all areas and how it should be stated why it's a violation. Bill Horan mentioned how it could possibly devalue properties in residential areas. Mr. Hahn felt that this is good compromise. Ted Claghorn asked for clarification for zoning abbreviations. Mr. Werling wanted to know what the X's meant on table 9-14. Mr. Lautzenheiser, Jr. explained how the table worked. Mr. Hahn mentioned his concern of cities/towns not wanting semi-trailers on properties in residential zoned areas. Mr. Werling said that he was saying to throw it out he wants more stipulations to allow them in all areas. Mike Morrissey talked about appearance. Mr. Werling said that's when it would come before the board. Mr. Lautzenheiser, Jr. explained how the board tries to make few judgement calls. Mr. Hahn said that the BZA is better able to make the judgement calls.

Tamara Dunmoyer wanted to address Article 14, page 17 #9. She said that she suggests and recommends it be stricken from the ordinance. Michael Lautzenheiser, Jr. wanted to clarify that it wouldn't be allowed in any zoning district. Jerome Markley said that if the commissioners would suggest to this board that they are no longer interested in wind energy. Ms. Dunmoyer said that she isn't here on behalf of the commissioners but on behalf of public interest. Mike Morrissey asked how it would affect items already in progress. Mr. Lautzenheiser, Jr. said that the plans that have been approved wouldn't be changed. Bill Horan asked what would happen if section 16 was taken out completely. Mr. Lautzenheiser, Jr. said that two things would have to happen. First, clarified in permitted use table showing it wasn't allowed in any zoning district. Second, remove the requirements. He also said that he would want to run this by the attorney. John Schuhmacher asked about the new setbacks of 1800' it wouldn't be easy to find land allowed. The board discussed additional items in relation to this subject. Jack Pace wanted to talk about the health and safety issue of the turbines. He talked about all the videos out there against wind turbines. Mr. Pace asked about a

moratorium against them until we know more about the health and safety. Jim Berger talked about the big difference between 100' and 500'. He mentioned how he felt the WECS takes away from the beauty of Wells County. Mr. Pace asked if permits were needed for these. He also said that he hopes all of Wells County will be on the same page one day. Mr. Lautzenheiser, Jr. said that a permit is needed for each turbine. Mr. Pace talked about power lines and how we do not know the dangers. Jarrod Hahn asked if it's not taken out of ordinance what would be the best option. Bill Morris talked about how the redraft committee discussed briefly about taking it out of ordinance but then changed the distance. He explained that Wells County is a low wind resource area and how nothing good can come from future projects.

Marsha Hotopp asked to speak about CAFO & manure lagoons in Article 14, page 7 # 6.4.1.2.1. She wants the road frontage doubled. She also suggested doubling the 500' distance on page 8, # 6.4.1.2.11. Michael Lautzenheiser, Jr. talked about the point section and the difference between CAFO and CFO. Jarrod Hahn talked about the number of changes to point values and how it would be hard to meet minimum points needed without doing something besides the required setbacks. Bill Morris said that good behavior would be rewarded with higher points. He also talked about more points for liquid injection and how it's friendlier to neighbors but it does cost more time and money. Mr. Lautzenheiser, Jr. talked about how if below the 220 points then they would be in violation with could be up to \$2500 a day. Jack Pace wants everyone to get on the same page. He wants Bluffton and the County to have the same standards. Leslie Gaskill asked what Purdue recommends for CAFO setbacks. Mr. Hahn and Bill Horan talked about how Purdue is in the process of gathering all of the county ordinances and then they may come out with guidelines.

Jerome Markley closed the public comment portion and opened it up for the board comments and questions. Michael Lautzenheiser, Jr. recapped the portions discussed earlier. Jarrod Hahn suggested getting direction from legislative bodies regarding the removal of large WECS. Mr. Markley agreed and said it should be up to them to ~~strip~~^{strike} something from the ordinance and not our job to strike. Mr. Hahn and Mike Morrissey talked about that nothing ~~will~~^{will} ever be agreed upon 100%. Mr. Morrissey said that he liked the changes to the truck body/semi-trailer section. (The board discussed different options to either allow trailers in all² sections based on special exception if not a permitted use.) They discussed the setbacks of wells from CAFO's and Manure Lagoons. Mr. Lautzenheiser, Jr. explained that the more water used the further the well is setback. Mr. Markley suggested changing Article 14, 9.3.1.3.1 to read 3.0 or 1200' whichever is greater. Mr. Lautzenheiser, Jr. wanted to talk to the APC Attorney to see what legally could happen from having large WECS to not allowing them at all. Tim Rohr asked if they were taken out of ordinance could they be put back in the future. Mr. Hahn suggested getting ahold of Troxel's to see where things are going with grain legs and the new heights. He said that maybe we should look into updating height restrictions as well.

Conditions:
 Motion to Continue until July 2, 2015 Meeting: Jarrod Hahn
 Second: Mike Morrissey
 Vote: 10-0

OTHER BUSINESS:

V 2014-004: William D. Farabee

Michael Lautzenheiser, Jr. updated the board regarding this violation. The board suggested calling Eagle Fence Company to set up an appointment time to meet at Mr. Farabee's home to show where the fence needs to be relocated to.

Conditions:
 Motion to Continue to July 2, 2015 Meeting: Mike Morrissey
 Second: Jarrod Hahn
 Vote: 10-0

V 2014-016: RTT Investments

Michael Lautzenheiser, Jr. told the board about the email the office received from Brett Miller. He explained how the DNR is requesting that more engineering be done on the Hoop Building in the Floodway. John Schuhmacher asked about the corner of the building being in the floodway. Mr. Lautzenheiser, Jr. explained that if any part of the building is in the floodway then the whole building is considered in the floodway. Jarrod Hahn suggested continuing 30 days and having RTT show proof of hiring the additional Engineering Company.

Conditions:

Motion to Continue to July 2, 2015 Meeting and provide proof of hiring company: Jarrod Hahn

Second: John Schuhmacher

Vote: 10-0

V 2014-030 Anna Parks

Michael Lautzenheiser, Jr. informed the board that they decided to move the deck and got their permit. He said that once permit is checked off after deck is moved then the violation will be closed.

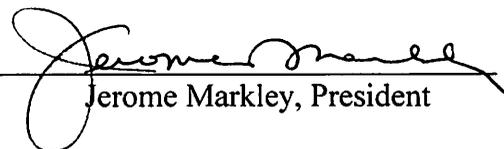
DISCUSSION:

Jarrod Hahn wanted to publicly thank Larry Owen for filling in for him while he was unable to attend meetings.

ADVISORY:

ADJOURN:

Mike Morrissey made a motion to adjourn the meeting. Keith Masterson seconded the motion. The June 4, 2015 Area Plan Commission meeting adjourned at 9:48 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary