

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The June 5, 2014 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. Mike Morrissey was absent.

APPROVAL OF MINUTES:

Keith Masterson made a motion to approve the minutes from the May 1, 2014 meeting. Richard Kolkman seconded the motion; the motion carried 9-0-1 with Tim Rohr abstaining.

OLD ITEMS:

A 14-04-06 LANCASTER TWP. SW/4 31-27N-12E Tri-Hard Farms/Verizon Wireless requests approval for a 295' communication tower with lightning rod. The property is located on the north side of State Road 124 between Meridian Road and Adams Street, Bluffton, IN 46714 and is zoned A-1.

Michael Lautzenheiser Jr. explained that the petitioner was not prepared for the night's meeting and since they had requested 2 continuances already that they would need to re-file their petition, which they did earlier that morning. The newly filed petition will be on the July agenda.

OTHER BUSINESS:

Floodplain Management Ordinance

Mr. Lautzenheiser provided the board with packets on the standard format ordinance that comes from the Department of Natural Resources (DNR) Division of Water. He stated that the county would decide whether or not to use the optional language in the ordinance. He advised the board that there are also areas in the ordinance where the county could be stricter than what is required by the DNR. He gave the board examples of how the county could be stricter in the language. He explained that another decision that needs to be made about the ordinance is whether to keep it with the zoning ordinance or make it a stand-alone ordinance. Mr. Lautzenheiser stated that due to how the ordinance is written, it would work best as a stand-alone. He advised that if it were to be a stand-alone, then when it went before the legislative bodies for approval, they would also have to approve it being removed as an article from the zoning ordinance. He explained that there is some new language within the ordinance. He advised that the biggest change may come in the Special Flood Hazard Area (SFHA) section for our county. The section currently states that along the Wabash it's either the SFHA or 500ft from the center of the river, whichever is more stringent; and this is for when the regulations for the SFHA would be required.

Jarrold Hahn explained to the board that potential reason for the 500ft, which is due to the fact that at the time the Area Plan was created in 1971 there were no floodplain maps. The maps weren't adopted until 1983. Therefore, the 500ft could have just carried over and might not be valid anymore.

Mr. Lautzenheiser commented on errors that could occur on the map versus the elevation of the physical property, as far as whether a property is in or out of the floodplain. He stated that the board could potentially request there be a buffer area around the SFHA, and have the property owner show proof that they are not in the floodplain. He stated that this would fix the problem for the properties that are in the floodplain but shouldn't be; however, it would fix the problem of the properties that are in the floodplain due to elevation but aren't shown on the map. He advised the board that there needs to be a decision on this ordinance made by the legislative bodies by October 16th, but it would be preferred to be before that due to the fact that the DNR has to review and approve it before that date. Mr. Lautzenheiser listed some benefits of having the floodplain ordinance as a separate document. One of advantages would be the cost of reprinting the ordinance each time a change is made to the zoning ordinance.

APC Ordinance Revision

Mr. Lautzenheiser advised the board of potential changes to the ordinance with what was discussed at the Redraft Committee meetings and discussions with Andy Antrim. He stated that articles 1 and 2 would be combined. Articles 3, 7, 8, and 11 would have revisions. Articles 5, 6, and 12 would be removed. Articles 14, 15, and 16 would be combined. He stated that Article 19 could also be removed depending if the floodplain ordinance becomes a separate document.

DISCUSSION:

ADVISORY:

Mr. Lautzenheiser advised the board that there have been no results from the wind turbine lawsuit. He stated that the hearing was on May 1st and the judge said that he needed at least 30 days for review.

ADJOURN:

Finley Lane made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The June 5, 2014 Area Plan Commission meeting adjourned at 7:58 p.m.

<p>ATTEST: <u>Michael W. Lautzenheiser Jr.</u> Michael Lautzenheiser Jr., Secretary</p>	<p><u>Jerome Markley</u> Jerome Markley, President</p> <p><u>Mike Morrissey</u> Mike Morrissey, Vice President</p>
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