

ROLL CALL

Dan Baumgardner
Harry Baumgartner, Jr

Jerome Markley
Keith Masterson
Mike Morrissey
Tim Rohr
John Schuhmacher

Finley Lane

Michael Lautzenheiser, Jr., Director

The August 6, 2015 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Eight members were present for roll call. Jarrod Hahn, Bill Horan, and Richard Kolkman were absent.

APPROVAL OF MINUTES:

Mike Morrissey made a motion to approve the minutes from the July 2, 2015 meeting. Keith Masterson seconded the motion; the motion carried 7-0-1. Tim Rohr abstained from voting due to being absent at the July meeting.

OLD ITEMS:

NEW ITEMS:

A 15-08-16 LANCASTER TWP. SW/4 27-27N-12E Hope Missionary Church Inc. requests an approval for a 12' x 40' Addition to the Storage Building. The property is located at 429 E. Dustman Rd., Bluffton, IN 46714 and is zoned R-3.

Michael Lautzenheiser, Jr. excused himself from the meeting since he is a member at that church.

Matt Bertsch, Bertsch-Frank & Assoc., LLC, explained the proposed addition to the storage building. He talked about how there wasn't any drainage changes since the addition would be constructed on an area that is already paved. Mr. Bertsch also said that the use of the building would stay the same. Jerome Markley asked Mr. Bertsch to verify the Plat Committee comments. Mr. Bertsch explained that the addition would have down spouts and gutters and that there wouldn't be any additional lighting on the building. Mike Morrissey confirmed that by talking about the Plat Committee part in the notes supplied to the board members. Mr. Markley asked if there were any addition board or public questions.

Conditions:

Motion to Approve: Mike Morrissey

Second: Harry Baumgartner, Jr.

Vote: 8-0

OTHER BUSINESS:

V 2014-004: William D. Farabee

Michael Lautzenheiser, Jr. explained to the board that he was unsure if the fence has been fixed yet as he was unable to make it out there before the meeting and suggested a 30 day extension. Mike Morrissey asked if the reason the fence wasn't done was due to weather. Mr. Lautzenheiser, Jr. talked about how that was the original delay on getting it fixed.

Conditions:

Motion to Continue to September 3, 2015 Meeting: Mike Morrissey

Second: John Schuhmacher

Vote: 8-0

Update- Andrew Price – Ossian

Dan Baumgardner told the board that he talked to Andrew Price and was told that they are progressing on fixing the violation.

Ordinance Review

Michael Lautzenheiser, Jr. updated the board by informing them that the County Commissioners, City of Bluffton, Zanesville Town Board, and Ossian Town Board have all approved the amendments and signed the Ordinance. He said we are still waiting on the meetings with Poneto, Uniondale, and Vera Cruz. Jerome Markley asked when the 3 remaining boards would have their meetings. Mr. Lautzenheiser, Jr. said that they will all be heard this month. Mike Morrissey asked if there was any discussion at the meetings. Mr. Lautzenheiser, Jr. stated that the City of Bluffton talked about the semi-trailer bodies for a little bit but didn't make any changes.

Budget Approval for 2016

Michael Lautzenheiser, Jr. explained to the board that the budget for 2016 has been submitted to the County Council, however, the office still needs to have your vote to show County Council that you approve. Mr. Lautzenheiser, Jr. went into detail on each line item and explained the reason(s) for increases and decreases in each item. Jerome Markley asked why the Administrative Assistant position decreased from 2013 to 2014 and increased from 2014 to 2015. Mr. Lautzenheiser, Jr. explained that that it didn't decrease from 2013 to 2014 but rather unused money was transferred to a different line item to help pay for the online permitting software. He said that there wasn't a raise from 2013 to 2014 but there was a raise between 2014 and 2015. Tim Rohr asked about the new size of signs. Mr. Lautzenheiser, Jr. explained how the new signs would just take one stake vs 2 stakes. He said that it was redesigned so that there wouldn't be as much wasted space. Mike Morrissey asked if they would still meet state requirements. Mr. Lautzenheiser, Jr. said that the state doesn't require signs. He went on to explain that it is something the office does to go above and beyond for public notice.

Conditions:

Motion to send budget as proposed to County Council: Mike Morrissey

Second: John Schuhmacher

Vote: 8-0

DISCUSSION:**ADVISORY:**

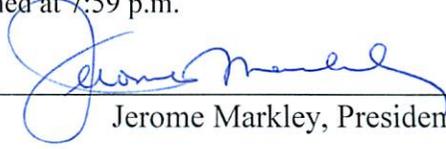
Michael Lautzenheiser, Jr. talked about the appeal decision regarding the wind farms and how it was in favor of the Plan Commission's decision. He informed everyone that we are still waiting information from Judge Hakes in Huntington on the process needed to follow up with the decision. Jerome Markley asked what the plan might be. Mr. Lautzenheiser, Jr. said that it may require the board to either waive or modify a setback but was unsure what would be required until we receive the decision. Mr. Markley asked when we should know by. Mr. Lautzenheiser, Jr. said that we could possibly know sometime before the next meeting. He said that he hopes that it would be able to be heard at a scheduled meeting but it may require a special meeting as well. Mike Morrissey confirmed that the courts should tell the board what to do.

Michael Lautzenheiser, Jr. told the board about the new flood buyouts that are available to help with flood damage recently. Mike Morrissey asked where the buyouts were located. Mr. Lautzenheiser,

Jr. talked about how they are all currently in a residential area. Mr. Morrissey asked about business and agricultural zoned areas. Jerome Markley talked about how Governor Mike Pence has asked for assistance for some counties to help with agricultural problems.

ADJOURN:

Mike Morrissey made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The August 6, 2015 Area Plan Commission meeting adjourned at 7:59 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary