

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The September 3, 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 July 2, 2015 meeting. Tim Rohr seconded the motion; the motion carried 9-0-1. Jarrod Hahn abstained from voting due to being absent at the August meeting.

OLD ITEMS:

NEW ITEMS:

A 15-09-17 JEFFERSON TWP. NE/4 21-28N-12E Hillcrest Development Inc. requests an approval for a 54' x 44' Storage Building. The property is located on Hillcrest Drive, Ossian, IN 46777 and is zoned B-3.

Joel Hoehn, Stody Associates, and Brad Pursley, S & P Rentals, were present to discuss the petition. Mr. Hoehn said that at the very north end of the drive is where this building would be located. He explained that the current drainage goes to the storm sewer. Mr. Hoehn talked about how no new detention area would be needed since the current community detention was large enough to handle this project. He said that the swales that would be constructed would direct water to the open ditch. He talked about how the building will have gutters and downspouts on the east and west sides and that electric will be only utility that is in the building. Michael Lautzenheiser, Jr. asked about lighting for parking. Mr. Pursley said that it will have wall pack lighting. Jerome Markley asked about plat committee comments or concerns. Mr. Lautzenheiser, Jr. mentioned that they only had questions about the curb and if it would be intact. Mike Morrissey asked if it was stone or concrete. Mr. Hoehn said that it is concrete now as shown on the plans.

Conditions:

Motion to Approve: Jarrod Hahn

Second: Tim Rohr

Vote: 10-0

A 15-09-18 HARRISON TWP. NE/4 9-26N-12E Wells Community Boys & Girls Club request an approval for a 34 space Parking Lot. The property is located at 1410 S. Wayne St., Bluffton, IN 46714 and is zoned B-3.

Joel Hoehn, Stody Associates, and Tim Ramsey, Bi-County Services, were present to discuss the petition. Mr. Ramsey talked to the board about the new parking lot for the Boys & Girls Club and the playground that Bi-County Services wants to build. He explained how it would be a playground for everyone and that a child with any type of ability can use this playground the way it is designed. He went into detail on the flooring while looking like grass was artificial turf that has a drainage system built in with the small holes in the cloth and foam padding. Mr. Ramsey gave the board information regarding the products they intend to use. Jerome Markley asked if we were discussing both this petition and the petition for the playground with

Bi- County Services. He also asked if the Plat Committee had anything regarding this petition. Michael Lautzenheiser, Jr. said that there was not anything needed from the Plat Committee and that both items were ok to be discussed at the same time. Mr. Ramsey mentioned that there would be lighting inside the pavilion. Mr. Markley asked Mr. Sundling if there were any concerns from the City of Bluffton in regards to either petition. Doug Sundling said that there weren't any concerns regarding either project. Jarrod Hahn asked Mr. Hoehn to explain the detention area. Mr. Hoehn explained the holding tanks that will be placed under the parking lot and how they are designed to release the storm water at a pre-determined rate. Tim Rohr asked if there would be any fencing. Mr. Ramsey said that there wouldn't be any fencing but possibly landscaping. Mr. Markley asked if there were any public questions or concerns. There were none. Mike Morrissey motioned to approve both petitions as presented. Jarrod Hahn seconded the motion for both petitions.

Conditions:

Motion to Approve: Mike Morrissey

Second: Jarrod Hahn

Vote: 10-0

A 15-09-19 HARRISON TWP. NE/4 9-26N-12E Bi-County Services, Inc. request an approval for a proposed 20' x 40' Pavilion and 82' x 170' Playground Area . The property is located at 425 E. Harrison Rd., Bluffton, IN 46714 and is zoned I-1.

This petition was discussed with A 15-09-18 for the Wells County Boys & Girls Club 34 space Parking Lot petition.

Conditions:

Motion to Approve: Mike Morrissey

Second: Jarrod Hahn

Vote: 10-0

A 15-09-20 HARRISON TWP. NW/4 9-26N-12E Metaldyne M&A Bluffton, LLS request an approval for a 37,635 sq ft addition to existing plant. The property is located at 131 W. Harvest St., Bluffton, IN 46714 and is zoned I-1.

Daun Spurgeon, Metaldyne, explained to the board that they want to add 37,635 sq ft for manufacturing to the current building. He also talked about the 2 docks to be added for chip removal and possibility of offices in the future. Joel Hoehn, Stody Associates, explained the 2 phases in which Metaldyne wants to get things approved. He talked about phase one which was the building addition and how the current detention basin has enough storage for the new addition and that there would need to be a variance in regards to the building line along Harvest Drive. Mr. Hoehn explained that the 2nd phase would include the new right-of-way and more pavement that would include a ring road along the existing building. Mike Morrissey asked where the pavement would end. Mr. Hoehn showed the board members on the drawing where proposed changes are and went on to explain that the right-of-way still needs acquired from Pendaform. He also explained where the additional parking would be along with talking about the additional detention that would be addressed with phase 2. Jerome Markley asked about the 2nd page in the drawings. Mr. Hoehn explained that page #2 was for Phase 2 and that all they are asking for an approval for is page #1 for Phase 1. Mr. Markley asked if there were any board questions or concerns. Michael Lautzenheiser, Jr. explained the need for the front yard setback issue. Jarrod Hahn asked if encroachment would be on the setback and not the right-of way. Mr. Hoehn confirmed it was the building setback and not the right-of way. Mr. Lautzenheiser, Jr. talked about the second issue being that the fire department requested a water line extension and hydrant onto the property. He also mentioned that if Phase 2 was not started by the February APC Meeting that a stone drive would need to be placed around the building. Mr. Markley asked when Phase 2 would be presented before the APC. Tim Ehlerding explained the TIF District and how it still needed final approval. He said that there aren't any issues as of right now and hopes to have the right-of-way purchase done by the November APC meeting.

Jerome Markley asked if the City of Bluffton had anything to say in regards to this petition. Doug Sundling said that the city wants 20' utility easement on the North and West sides of Metaldyne. Daun Spurgeon said that they agree to the request. Mr. Sundling said that if Phase 2 isn't approved by February then a gravel drive around the building would need to be poured. He talked about how the city maintenance ends where the fire hydrant is located on the first drawing and that there was a sign posted there. He explained how the drainage needs to go west as well and doesn't compromise any right-of-way. Mr. Spurgeon said that Metaldyne has no issues with the City of Bluffton's requirements. Mike Morrissey asked about the direction of traffic. Mr. Spurgeon said that the plan is to reduce traffic on Harvest Road. Tim Rohr asked about signage. Mr. Spurgeon said that the plan is to have directional signs to show traffic pattern. Mr. Morrissey asked about outlets vs inlets on roads. Mr. Spurgeon talked about how they are designed to be outlets but in the case of the fire department needing them they would be inlets as well. Mr. Rohr asked if there would be a cul-de-sac at the end of the street. Mr. Spurgeon said that the road would just end instead of having a cul-de-sac. Mr. Morrissey asked if it would be like a stub for future developments. Jarrod Hahn talked about the open ditch now and how things would need to be changed for future development. Mr. Rohr asked why the board wasn't approving Phase 2 now. Mr. Lautzenheiser, Jr. said that the portion on land it details isn't currently owned by Metaldyne. Mr. Markley asked if there were any questions or concerns from the public. He also discussed the conditions that would need to be made along with an approval if the petition was approved. Mr. Morrissey asked what the cost would be for the road and Phase 2. Tim Ehlerding explained that there would be more information that came with Phase 2 and would be better able to provide the answers at that time.

Conditions: Waiver for the building addition to encroach as designed, 20' city utility easement, and fire access road if phase 2 is not approved prior to February 2016 APC meeting.

Motion to Approve: Jarrod Hahn

Second: John Schuhmacher

Vote: 10-0

OTHER BUSINESS:

V 2014-004: William D. Farabee

Michael Lautzenheiser, Jr. said that after the last meeting Suzie Gentis called Eagle Fence Co and was informed that neither party was planning on moving the fence. He recommended moving this on to the attorney to handle. Jerome Markley said that this violation has been going on for over a year now. Mr. Lautzenheiser, Jr. confirmed that this violation started early in 2014. John Schuhmacher asked why they were not moving the fence. Mr. Lautzenheiser, Jr. explained that they felt that they were being singled out. Mr. Schuhmacher mentioned how we don't drive around looking for violations. Jarrod Hahn said that they agreed to move the fence but haven't yet. Mr. Lautzenheiser, Jr. talked about how he made arrangement to meet at the violation site to show where the fence needed to go. Mr. Hahn said that it was a platted easement for city utilities. Mr. Schuhmacher said that the city has every right to tear down the fence if they need access to anything in the easement. Mr. Markley and Mr. Lautzenheiser, Jr. confirmed that the city has the right to take anything down that is in one of their easements. Mike Morrissey asked if we proceed with legal action are we going to be getting a list of fences that are located in an easement. He asked if there were any other fences located in easements near there. Mr. Markley asked what the city thought of the fence in the easement. Mr. Lautzenheiser, Jr. stated that they city felt that they would like to see the fence moved since as of now there are no utility easement violations except this fence in the neighborhood. Mr. Hahn spoke about all the rain from June and July and how a lot of the damage was done due to fences and sheds being located in easements and not allowing water to flow the way it was designed. Tim Rohr asked if we were able to drop the violation. Mr. Schuhmacher said if it was dropped then it would open the flood gates to other issues. Keith Masterson talked about how the board tried to work things out with the owner.

Conditions:

Motion to send violation to Attorney: Keith Masterson

Second: Mike Morrissey

Vote: 10-0

V 2014-019: Ronald Yoss

Michael Lautzenheiser, Jr. talked to the board about the junk accumulation that had been going on for some time. He said that Mr. Yoss had made some progress originally and the timeline of June/July cleanup had been given. He explained that during his last visit there were containers holding water and they were becoming a mosquito habitat which makes it a Health Dept. issue as well. Jerome Markley asked where this violation was. Jarrod Hahn asked if there has been any contact with owners. Mr. Lautzenheiser, Jr. said there were a couple contacts while at a site check but would recommend sending an official complaint to the Health Dept. and continue until next meeting to meet their deadline. Mr. Hahn asked if the County Highway Dept. could haul off items from the right-of way. Mike Morrissey said that it could possibly help but it would not clean up the rest of the junk without the Health Department and their help.

Conditions:

Motion to send official complaint to Health Department and Continue to October Meeting: Mike Morrissey

Second: Dan Baumgardner

Vote: 10-0

V 2015-017: Ty & Ladana Hanni

Eugene Thompson, renter that lives on property, asked what the violation was for since he is living there. Michael Lautzenheiser, Jr. stated that a manufactured home can't be used for storage. He talked about how they were grandfathered in but if vacant or used for storage for more than a year they lose the status. Jerome Markley asked if he was directly involved with violation or the neighbor. Eugene Thompson said that he rents the units. Mr. Lautzenheiser, Jr. asked if anyone lived in the unit that was in violation or has lived in it within the last twelve months. Eugene Thompson answered no. Keith Masterson asked if they were both grandfathered in. Mr. Lautzenheiser, Jr. said that if they were both being lived in they would be grandfathered in. He explained that there use to be a number of mobile homes in that area. Eugene Thompson didn't understand why they couldn't use it as storage for extra furniture. He asked if there was any way to correct this violation and continued to say that his boy uses it from time to time since it is livable again. Sterling Thompson said that it had living space in there with beds and furniture. He talked about the appliances that they have in the unit and how they aren't hooked up yet but they have everything needed for it. Eugene Thompson said that he couldn't afford to put items in a storage unit. Mr. Markley tried to confirm that they rent both units and have access to both with the idea of using one for storage. Eugene Thompson said that he would like to remove both and put a larger and nicer one on the property. Tim Rohr asked if it was legal to put a bigger unit on the property. Mr. Lautzenheiser, Jr. explained that as long as it is a larger unit and 15 years of newer it could be placed on the site. Mr. Markley asked if there has been any contact with owner. Mr. Lautzenheiser, Jr. said that the office has sent letters but no response. Eugene Thompson said that he was on duty tonight so he wasn't able to make it. Mr. Markley confirmed that Ty Hanni does live in Decatur. Mr. Lautzenheiser, Jr. asked who owns the trailer. Eugene Thompson said that he owns the trailer and Mr. Hanni owns the ground. Mr. Lautzenheiser, Jr. asked who owns the 2nd trailer. Dan Baumgardner said that the owner of the other trailer is in prison. Mr. Baumgardner would like to see the board give them a chance to correct things. He said that the one trailer was abandoned. Eugene Thompson said that he cleaned it up after it was left behind. Bill Horan mentioned checking with the attorney to see what happens when a trailer is abandoned on a property they are renting. He wanted to see who actually owns it now. Mr. Lautzenheiser, Jr. said that to keep the mobile home they have to prove that someone has lived there within the last 12 months. Jarrod Hahn asked if someone was paying the taxes on the mobile home. Mr. Lautzenheiser, Jr. said that he could look into it with the Assessor's Office. Mr. Hahn felt that this needs delayed a month and that there are a lot of questions that need answered. He said that it might be possible to overlook the twelve months if someone was actually living there. Mr. Lautzenheiser, Jr. said that if someone was using the trailer one day in the twelve months span then it would be a legal use. Mr. Hahn asked that we contact of Mr. Hanni and send a request for him to be at the next meeting. The board discussed ownership of the trailer possible solutions for violation. John Schuhmacher asked if we could have answers by next month's meeting.

Conditions:

Motion to Continue to October 1, 2015 Meeting: Mike Morrissey

Second: Jarrod Hahn

Vote: 10-0

V 2015-025: Judy Alford

Michael Lautzenheiser, Jr. updated the board on this violation stating that the mobile home has been removed and is no longer a violation.

Update- Andrew Price – Ossian

Dan Baumgardner told the board that he talked to Andrew Price and was told that they are starting electrical work and has cabinets measured. He said that Mr. Price is making progress.

DISCUSSION:

Jerome Markley asked if there was any information regarding the wind farms. Michael Lautzenheiser, Jr. said that we are still waiting to hear from the judge.

ADVISORY:

Ordinance Update

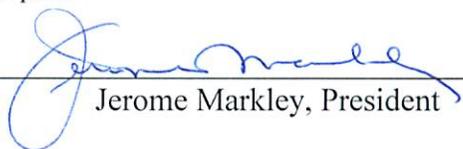
Michael Lautzenheiser, Jr. told the board that all boards have signed off on the new ordinance and that it will become effective September 11, 2015. Jarrod Hahn asked about the petitions filed for the October meeting. Mr. Lautzenheiser, Jr. said that they would be handled under the current ordinance.

Comprehensive Plan Implementation

Michael Lautzenheiser, Jr. gave an update regarding the Comprehensive Plan Implementation. He talked about both Ossian Redevelopment and Bluffton NOW. Mr. Lautzenheiser, Jr. said that the office is helping both groups by giving planning assistance when needed. He also mentioned Bluffton NOW working with a Bluffton High School class which is looking at marketing for Downtown Bluffton.

ADJOURN:

Bill Horan made a motion to adjourn the meeting. John Schuhmacher seconded the motion. The September 3, 2015 Area Plan Commission meeting adjourned at 8:45 p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary

ORDER OF THE WELLS COUNTY AREA PLAN COMMISSION
DETERMINING THAT A DECLARATORY RESOLUTION AND
ECONOMIC DEVELOPMENT PLAN APPROVED AND ADOPTED BY THE
BLUFFTON REDEVELOPMENT COMMISSION CONFORMS TO THE
PLAN OF DEVELOPMENT AND APPROVING THAT RESOLUTION AND
ECONOMIC DEVELOPMENT PLAN

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") originally selected an economic development area, a portion of which was within the jurisdiction of the Wells County ("County") Redevelopment Commission ("County Area"); and

WHEREAS, the Board of Commissioners of the County did on June 15, 2015, assign the County Area to the jurisdiction of the Commission; and

WHEREAS, the Commission on the 15th day of September, 2015, initially approved an Economic Development Plan ("Plan") for the JaSun Industrial Park Economic Development Area, which includes the County Area (collectively, "Area") in the City and adopted a Declaratory Resolution declaring that the Area is an economic development area and subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

WHEREAS, the Act requires approval of the Declaratory Resolution and the Plan ("Plan") by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Declaratory Resolution and Plan for the Area conform to the plan of development for the City.
2. The Declaratory Resolution and the Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the Plan with the permanent minutes of this meeting.

Passed by the Wells County Area Plan Commission, this 1st day of October, 2015.



President

ATTEST:



Secretary