

ROLL CALL

Harry Baumgartner, Jr.	Jerome Markley
Angie Dial	Keith Masterson
Jarrold Hahn	Mike Morrissey
Bill Horan	Tim Rohr
Richard Kolkman	John Schuhmacher
Finley Lane	

Michael Lautzenheiser, Jr., Director

The October 25, 2012 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Nine members were present for roll call. Angie Dial and Finley Lane were absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the October 4, 2012 meeting. Tim Rohr seconded the motion; the motion carried 8-0-1 with Mike Morrissey abstaining.

NEW ITEMS:

A12-10-29 HARRISON TWP., NW/4 09-26N-12E Metaldyne M&A Bluffton, LLC requests approval for a development plan for a 50ft X 150ft addition. The property is located at 131 W. Harvest Rd., Bluffton, IN 46714 and is zoned I-1.

Daun Spurgeon, with Metaldyne M&A Bluffton, LLC, stated that they want a 150ft X 50ft addition for storage of completed products in order to get it off of the production floor. They might also store some raw stock in this area. This addition and change in product placement would also satisfy their insurance company.

Joel Hoehn, Stoodly's and Associates, explained that when the previous expansion was done there was a detention basin that was designed to handle all of the future expansion on the west end of the building. However, this addition is going on the south side of the existing structure. Therefore, they are going to claim the one time exemption for under a quarter of an acre. The current building has internal drainage, but this addition will have the water shed to the south. They will have down spouts on the south end with splash blocks, which will dump the water on the surface. There is a swale between the building and the road, which drains to the east and then south. The water will then flow into the Shwartz legal open drain, then Bills Creek and finally drain into the Wabash River. Mr. Hoehn stated that the city fire marshal requested that they extend the existing road an addition 150ft. Metaldyne is in communication with the city on how that is to be handled.

Mr. Spurgeon explained that he spoke with the mayor and economic development. They are hoping to get the road extended before building the addition in order to avoid issues later on. The road would be constructed to the city's standards as far as subsurface; however, there will not be any asphalt at this time. He explained that there will be no change with the utilities because they will come from the existing building.

Conditions: None

Motion to Approve: Jarrold Hahn

Second: Mike Morrissey

Vote: 9-0

Michael Lautzenheiser, Jr. explained to the Metaldyne representatives and the board that there is a waiver that can be signed to appeal the 30 day waiting period to build. This notice explains that if the owner chooses to sign it that they would be building the structure at their own risk during the 30 day appeal period. If the petition is approved and this document is signed, then the petitioner would be able to get the building permit the next day after the public hearing. He also explained who could appeal the board's decision and the potential risks that could occur if the petitioner chooses to sign the waiver.

OLD ITEMS:

A12-10-26 JEFFERSON TWP., NE/4 21-28N-12E Perma-Column, Inc. requests approval for a development plan for a 50ft X 180ft warehouse addition. The property is located at 400 Carol Ann Lane, Ossian, IN 46777 and is zoned I-1.

Bob Meyer, owner of Perma-Column, explained the growth with the company and their previous 2010 building extension. He stated that the 50ft X 180ft warehouse addition would be for finished goods. All of the warehousing would be moved from the existing building into the addition in order to make room for manufacturing. It will be constructed on the existing stone parking lot. The storm water goes into the common detention basin for the industrial park and then it moves into the Eight Mile and finally the Wabash River. Mr. Meyer stated that the security lights that they are planning to put up will not shine onto neighboring properties. He advised that there will be no change to the utilities, sewer or water. He stated that with the addition that they will be creating 3 to 5 new jobs. Mr. Meyer explained that there will be no issue with parking. He stated that no one parks in the existing lot and that there are enough spaces for the additional employees.

Conditions:

Motion to Approve: Mike Morrissey

Second: Bill Horan

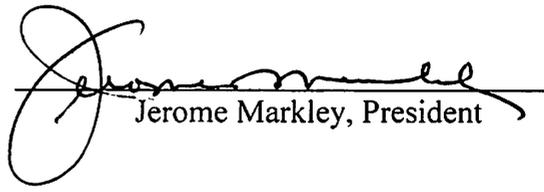
Vote: 9-0

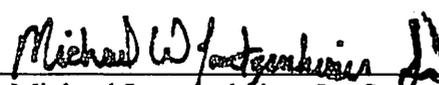
DISCUSSION:

Mr. Lautzenheiser re-explained the document to waive the 30 day waiting period to build. He also restated what the risks would be to the property owner. Then he advised the board on when he would like to take on the ordinance revisions for CAFOs and WECs. He stated that it would be better after the Comprehensive Plan is finished. During the time that the Comprehensive Plan is created, there will be community input on these topics and hopefully this will be a guide on how the ordinance should be revised. He explained that the plan should be finished by the end of summer or beginning of fall in 2013. Mr. Lautzenheiser emphasized that remedial changes to the ordinance could still occur if the board feels that they are necessary. However, he would prefer no major overhauls to the ordinance until winter of 2013.

ADVISORY:

John Schuhmacher made a motion to adjourn the meeting. Richard Kolkman seconded the motion and the motion passed with a vote of 9-0. The October 25, 2012 Area Plan Commission meeting adjourned at 7:59 p.m.


 Jerome Markley, President

ATTEST: 
 Michael Lautzenheiser Jr., Secretary