

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The November 14, 2013 meeting of the Area Plan Commission was called to order at 7:30 p.m. by President Jerome Markley. Eleven members were present for roll call.

**APPROVAL OF MINUTES:**

There were no minutes to approve at the time of the meeting.

**NEW ITEMS:**

**A13-11-33 LANCASTER TWP., NE/4 33-27N-12E Indy Go Gas & Convenience, LLC requests approval for a development plan for the renovation of Dairy Queen with an additional 240sq.ft.. The property is located at 960 N. Main St., Bluffton, IN 46714 and is zoned B-3.**

Joel Hoehn, Stoodly & Associates, explained that the glass atrium on the front of the building will be removed and a new glass enclosure will be added that has an 11ft wide brick section in the middle. He stated that the over hangs will be removed and an eyebrow canopy that will be lit up will be added. The existing atrium had 200sq.ft. and the new addition will have 204sq.ft. All utilities are remaining the same at the location. He stated that the owners are thinking about putting in a concrete pad at the south west corner of the property for a dumpster, which would be fenced in. He explained that this was a last minute decision and that it would be over existing asphalt. He stated that the drainage goes to Lamar Street and heads west into the detention basin. Then the water will go to through the county tile, which eventually goes to the Wabash River.

Michael Lautzenheiser, Jr. stated that the existing sign will be replaced with a new one. He also talked about what was discussed at the Plat Committee. He explained that the original design for the addition had it encroaching into the State Road 1 right of way. He stated that there was a variance approved by the BZA in 1997 for the atrium. However, the information given to the BZA at the time was that there was 10ft-11ft between the building and the right of way line, but there was actually about 6ft-7ft from the existing corner to the right of way, which caused the atrium to be over the line by about 1ft-1.5ft. Mr. Lautzenheiser explained that the petitioner did change their original design of the addition and now the design has the addition being 0.3ft from the right of way line so that they wouldn't have to deal with INDOT. He stated that the board would have to waive the front yard setback if they wanted to approve this project.

Conditions: Front yard setback waiver to correct right of way line and an updated site plan is needed with the dumpster pad and fence shown

Motion to Approve: Jarrod Hahn

Second: Mike Morrissey

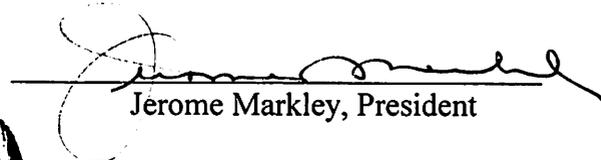
Vote: 11-0

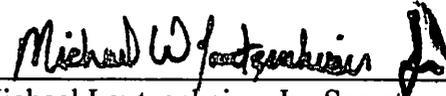
**DISCUSSION:**

Michael Lautzenheiser, Jr. updated the board on the Wells County Wind II appeal. He stated that the court record, which is everything that the office received about this petition, was submitted a week ago. He commented that we are waiting on dates for a pre-trial hearing. He advised the board that it would be heard through the Wells County Circuit Court and that there has been a request for a change of judge filed. Mr. Lautzenheiser then explained that the appeal is not a normal jury trial. He stated that it's just the judge reviewing the documents to determine if the petition does meet the ordinance.

**ADVISORY:**

John Schuhmacher made a motion to adjourn the meeting. Mike Morrissey seconded the motion. The November 14, 2013 Area Plan Commission meeting adjourned at 7.51p.m.

  
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Jerome Markley, President

ATTEST:   
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Michael Lautzenheiser Jr., Secretary