

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The May 1, 2014 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. Tim Rohr was absent and Mike Morrissey arrived after old items.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the April 3, 2014 meeting. Richard Kolkman seconded the motion; the motion carried 9-0.

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 lightening 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.

Mr. Lautzenheiser explained that the petitioner again requested to continue their filing to be heard at the next month's meeting

Conditions:

Motion to Continue to the June 5, 2014 meeting: Bill Horan

Second: Jarrold Hahn

Vote: 10-0

OTHER BUSINESS:

Flood Maps and Ordinance revision

Mr. Lautzenheiser advised the board that the office received the letter from FEMA stating that the preliminary flood maps have gone to the final stage and officially accepted by FEMA, which means that the board has six months to revise the ordinance to incorporate the new flood maps. The new ordinance would need to be adopted by somewhere in October. He explained that discussion on either clarifying the state standards or strengthening them would need to occur soon, and the general ordinance amendments would need to be sped up as well. He stated that in order to get the ordinance adopted by October that it would need to be filed by July. Mr. Lautzenheiser explained that the board membership changes are definite to be amended and the Development Plan, CAFO, and WECS sections are currently being discussed with the redraft committee. He discussed the process that it would take to incorporate the new flood maps into the ordinance.

Community Rating System (CRS)

Mr. Lautzenheiser explained that with the new flood maps there are some residential structures, especially in Ossian, that are going to be required to get flood insurance, when previously they never had to have it. The CRS is a program through the National Flood Insurance program that allows a community to have reduced premiums due to their ability to manage their floodplain well at the local level. The premium reduction is obtained through points that the community can get on through a variety of different ways. He provided examples such as the buyout that occurred with some homes after the 2003 flood, providing flood information on the office website, and keeping a log of the flood information that we provide to individuals that call or come into the office. He stated that the participating communities were Poneto, Uniondale, Bluffton, Ossian, and the rural part of Wells County. He explained that the community should receive somewhere between a 10-15% discount once our application is complete, which should occur within the next 20-30 days. Mr. Lautzenheiser advised the board that the CRS would not be part of the ordinance, but that there are sections in the ordinance that gain the community points for the CRS. This would need to be kept in mind when doing any amendment so that the CRS points would still be maintained. He provided the board with an example of what occurs with obtaining flood insurance.

Jarrod Hahn advised the board that the office receives the points and the home owners get the discount. He explained that most of the ways to get points the office is already doing, so this is mainly just turning in the paper work because some of the discounts are automatic.

V2013-031: Farm Credit Services

Jarrod Hahn recused himself due to having a loan and being a shareholder.

Mr. Lautzenheiser explained that the first violation was sent out in December 2013. This was due to the fact that the new sign was supposed to be in the same location as the previous sign. Farm Credit Services chose to file a variance to leave the sign closer than the required setback. The BZA granted the variance, in February 2014, with the condition that the petitioner works with the city of Bluffton because the sign is in the road right of way. He stated that the last time he checked there was no communication with Bluffton. He advised that board that this has occurred in with other signs and the city works quickly once they are notified of the situation. He explained that the second violation letter was sent out after the BZA hearing and stated the process that the petition needed to take and the possible action that would occur if the correction was not done.

Mike Morrissey made a motion to send a letter to the petitioner stating that the final action on the violation will take place at the June meeting, if there is no attempt to make contact and correct the violation. The letter should also restate what actions the petitioner need to take to correct the violation.

Conditions:

Motion: Mike Morrissey

Second: John Schuhmacher

Vote: 9-0

DISCUSSION:**ADVISORY:**

Mr. Lautzenheiser updated the board on the appeal hearing of the Apex wind appeal, which occurred in the Huntington County court. The judge heard oral arguments on ordinance interpretation from both parties. He stated that there was no oral argument on prejudice or constitutionality. They agreed to let the written briefs that were submitted handle those two points. He explained that the judge stated it would

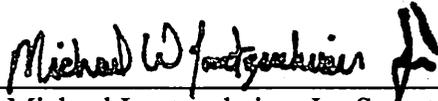
take him at least 30 days to make a decision and could take additional oral arguments on the prejudice or constitutionality sections of the filing. He advised the board that only the attorneys and judge are really involved in the discussion.

ADJOURN:

Bill Horan made a motion to adjourn the meeting. Finley Lane seconded the motion. The May 1, 2014 Area Plan Commission meeting adjourned at 7:58 p.m.



Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary