

ROLL CALL

Harry Baumgartner	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 June 2, 2011 meeting of the Area Plan Commission was called to order at 7:30 p.m. by Vice-President Jerome Markley. Nine members were present for roll call. William Horan and Mike Morrissey were absent.

APPROVAL OF MINUTES:

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

NEW ITEMS:

A11-06-10 HARRISON TWP. NW/4 4-26N-12E Bluffton Wesleyan Chapel Inc. requesting development plan approval for 57 X 48 Multi-Purpose Room south side of existing church. Property zoned R-2 and located at 410 West Cherry St. Bluffton.

Representing the petition was Pastor Chad Clark, Chairman of the church board and Joel Hoehn from Stoddy's and Associates. The proposed development plan is for 57 X 48 Multi-purpose Room, south side of the existing church

Mike stated City Council Signed-off for the right-of-way encroachment on William, St. and Cherry St.

Joel Hoehn explained the drainage would go on the west side of church with downspouts and turn and go on the south side of the church.

Deb Berrick, a neighbor to the church, brought pictures of parking to the APC meeting Thursday night, for the board members to see. Deb Berrick was concerned that limited parking would cause even more problems in the area.

Jerome Markley asked if the church would be willing to address any parking issues that may arise.

Chad Clark replied the church would address any parking problems.

Conditions: If any future problems with parking, the parking will be revised.

Motion: Richard Kolkman

Second: Jarrod Hahn

Vote: 8-1 (Finley Lane opposed)

A11-06-11 HARRISON TWP. SW/4 4-26N-12E Metaldyne M & A Bluffton,LLC requesting development plan approval for 18,400 sq ft Addition. Property is located at 131 West Harvest Rd, Bluffton and zoned I-1.

Joel Hoehn on behalf of Metaldyne M & A Bluffton, LLC appeared for the development plan to request approval for an 18,400 sq ft addition, to the west side of the existing plant.

Joel Hoehn explained drainage was moved to southwest side of the property. The new structure will drain into the detention basin, then to the open ditch.

Conditons: None

Motion to Approve: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

A11-06-12 JEFFERSON TWP. SW/4 10-28N-12E MarkleBank requesting development plan approval for 29 X 30 Drive-thru Canopy and 15 space parking lot. Property is located at Lot 4 Ossian Medical Park, Dehner Drive, Ossian and zoned B-1

Matt Kelty architect of Kelty and Tappy Design, Inc. presented the development plan for MarkleBank, seeking approval for the expansion of the parking lot and 29 X 30 drive-thru canopy. Greg Smitley and Andy Marshall were present from MarkleBank.

Nathan Rumschlag, engineer explained how the new drainage plan will assist with current water problems on the property. Nathan stated they are working with the Town of Ossian.

Angie Dial asked for the Town of Ossian to sign-off on the project.

Michael stated MarkleBank qualifies for under quarter acre new hard surface exemption from having to do a detention area. MarkleBank will utilize one time exemption for the project

Conditions: None

Motion to approve: Jarrod Hahn

Second: John Schuhmacher

Vote: 9-0

A-11-06-13 NOTTINGHAM TWP. SE/4 18-25N-12E Douglas and Tamara Klefeker requests approval of a Cafo for a 4,400 heas wean to finish hog barn. Property is located at 0503 E 900 S, Keystone and zoned A-1.

Douglas Klefeker owner and Joel Hoehn from Stody's and Associates presented the development plan for the Cafo for a 4,400 head wean to finish hog barn.

The development plan has two sets of plan, one set is for 343' X 101' 10" building and second set is for 417' X 81' building, same size as the existing building. Doug Klefeker stated if the first plan does not work, they will change to the second plans.

Joel Hoehn explained outside boundary line will not change; tree line on west side of property line will reduce some of the air flow, and grass on three sides of the existing barn. On the new building, grass will be on two sides. This is required for the state permit.

Mike asked if the barn would have earth mounds on both ends. Doug Klefeker stated yes it would be 100 ft away from the barn. Doug stated if there is enough dirt there will be more earth mounds.

Michael explained the point systems that Cafo development plans are required to score a minimum of 220 points and this project has scored 300 points. A water conservation plan was submitted, also IDEM closure Plan and nutrient management plan has been filed with IDEM.

Michael stated that there needs to be a written commitment to make sure that the CAFO continues to meet the point requirement.

Conditions: Written commitment to guarantee that the project would continue to meet the point requirement.

Motion to approve: Jarrod Hahn

Second: Angie Dial

Vote: 9-0

A11-06-14 JEFFERSON TWP. SW/4 10-28N-12E Ossian Health Care Holding Company, LLC requesting development plan approval for 20' X 58' Addition. Property is located at 215 Davis Rd, Ossian and zoned R-1.

Petition was continued due to lack of representation and documentation.

Motion to approve: John Schuhmacher

Second: Jarrod Hahn

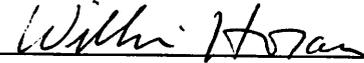
Vote: 9-0

Discussion:

Michael stated he has copies of the new ordinance book that was adopted March 28, 2011, replacing the old ordinance of July 6, 2010. Every Town board will receive a copy.

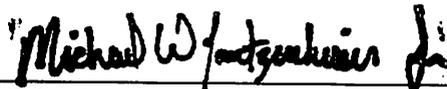
OTHER BUSINESS:

The June 2, 2011 Area Plan Commission meeting adjourned at 8:30 p.m.



William Horan, President

ATTEST:



Michael Lautzenheiser Jr., Secretary