

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 June 7, 2012 meeting of the Area Plan Commission was called to order at 7:32 p.m. by President Jerome Markley. Ten members were present for roll call. Richard Kolkman was absent.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the May 3, 2012 meeting; Bill Horan seconded the motion, the motion carried 8-0-2, with Mike Morrissey and Finley Lane abstaining.

OLD ITEMS:

A12-04-06 JEFFERSON TWP SE/4 4-28N-12E Dennis D. Johnson is in violation (V2011-009) of the ordinance in Section 11-01(4): semi-truck trailers being used as accessory structures and Section 9-14: a junk yard in a business zoned area. Property is located at 11020 N State Road 1, Ossian, IN 46777. Property is zoned B-3.

Michael Lautzenheiser, Jr. advised the board that there has been a lot of clean up done to the property. The location still had a couple of items that needed to be taken care of, such as a truck body on the truck body on the back side of the building and an odd trailer out in the gravel area.

Dennis Johnson stated that he was unaware that the aluminum truck body was an issue too. He advised the board that it was purchased 20 years ago, but it too would be removed. The trailer is a truck bed that will have a hitch welded to it so that he can tow it off of the property. There is also a pick-up truck behind the fence that Mr. Johnson will be removing from the property.

Mr. Lautzenheiser suggested to the board, due to the level of cooperation of the property owner, that an extension of another 30 days be granted to complete the project.

Conditions: Extend the time frame for clean-up to 45 days then review the status of the property.

Motion to Approve: Jarrold Hahn

Second: Keith Masterson

Vote: 10-0

NEW ITEMS:

A12-06-12 UNION TWP., SW/4 14-28N-11E William and Marilyn Bigham request approval for dividing a minor subdivision. The property is located at 1889 W 900 N, Markle, IN 46770 and zoned A-1.

William Bigham II stated that he needs to refinance his house, but he can't receive the refinance with the tillable ground on the property. Therefore he would like the property to be subdivided. The house and 5 acres was surveyed out and the remaining 18 acres is farm land.

Michael Lautzenheiser, Jr. advised the board that the only note that he has is on the paper work. If the petition were approved, question 4-06(2) B would need to be amended from "no" to "yes". The original minor subdivision is greater than 10 acres. Plat Committee reviewed the survey and it appears to meet all of the setbacks and design standards for a minor subdivision.

Conditions: Amend answer to question 4-06(2)B to "yes"

Motion to Approve: Bill Horan

Second: Jarrod Hahn

Vote: 10-0

OTHER BUSINESS:

Michael Lautzenheiser, Jr. provided copies of Ossian's adoption of the sexually oriented business licensing ordinance to the board members from Poneto, Uniondale, Vera Cruz, and Zanesville. He briefly explained how the document could be amended to fit the specifics for each town's code of ordinances. The County Commissioners (for the unincorporated areas), Bluffton and Ossian have now approved this licensing ordinance.

2013 Budget

Mr. Lautzenheiser explained the amendments proposed for the budget is turning in a 3% raise (knowing that is not going to happen this year) and the addition of \$100 to the copier expenses. He also stated the reason for not having a budget committee this year.

Jarrold Hahn expressed his concerns for making a motion on the budget tonight, due to a department heads meeting later in the month which will be with the County Council and discuss budgets. This meeting could change anything that was approved tonight.

Conditions:

Motion to Sign and present budget to County Council: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

Comprehensive Plan

List of Steering Committee Members, that were present, and who they represent:

Bob Johnson – Citizen Volunteer, Willowbrook resident

Wayne Henly – Citizen Volunteer, Ossian address

Steve Huffman – Citizen Volunteer, Harrison Township
 Scott Mossburg – Wells County Commissioner Representative
 Marilyn Maddox – Citizen Volunteer, southern part of the county
 Mike Kracium – Citizen Volunteer
 Rhonda Ryan – Citizen Volunteer
 Daryl Elliott – Wells County Schools Representative

Steering Committee Members not present were:

Bette Erxleben – City of Bluffton Representative
 Todd Mahnensmith – Wells County Council Representative
 Terri Hughes-Lazell – Town of Ossian Representative
 Small town representative has been received, but the gentleman was not present.

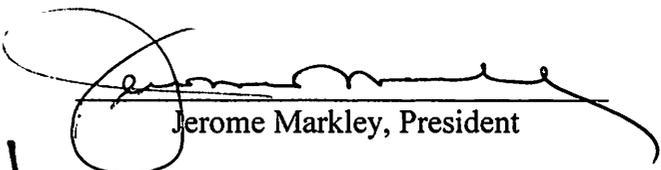
Michael Lautzenheiser, Jr. explained the main goal for tonight’s meeting, along with the some of the goals for the Committee itself. He stated that the number of Steering Committee meetings would be about 3 meetings in the beginning and 3 meetings at the end, but it is up to the committee on how often they should meet. The only thing that must be done is to have a result by the end of 2013. He explained that Ossian already has their sub-committee formed, but the townships are going to need some sort of open house to ask questions and maybe answer surveys to move the Comprehensive Plan forward.

The board discussed when the first meetings of the Steering Committee should be in order to give enough time for the sub-committees to meet. They also talked about what the townships could do to try and get people to these open houses and what would be discussed at the meetings. The Comprehensive Plan, from 1993, was talked about and the projects from it were discussed as far as which occurred and those projects that did not. Mr. Lautzenheiser advised that the only minimum for the plan is that you have to have a future land use map and anything above that would be beneficial to guide the plan.

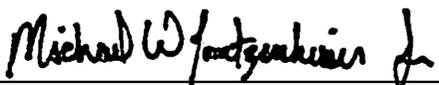
The Steering Committee discussed possible dates and time for the first meeting. The committee decided on having the first meeting on Wednesday, July 11, 2012 at 7pm at the Wells County Annex.

ADVISORY:

Mike Morrissey made a motion to adjourn the meeting. Bill Horan seconded the motion and the motion passed with a vote of 10-0. The June 7, 2012 Area Plan Commission meeting adjourned at 8:26 p.m.



Jerome Markley, President

ATTEST: 
 Michael Lautzenheiser Jr., Secretary