

ROLL CALL

Harry Baumgartner, Jr. Dan Baumgardner	Jerome Markley
Bill Horan	Tim Rohr John Schuhmacher
Finley Lane	Jim Berger

Michael Lautzenheiser, Jr., Director

The July 3, 2013 meeting of the Area Plan Commission was called to order at 7:33 p.m. by President Jerome Markley. Eight members were present for roll call. Jarrod Hahn, Richard Kolkman, Keith Masterson, and Mike Morrissey were absent. Jim Berger served as alternate.

APPROVAL OF MINUTES:

Bill Horan made a motion to approve the minutes from the June 6, 2013. Harry Baumgartner, Jr seconded the motion; the motion carried 7-0-1 with Finley Lane abstaining.

OLD ITEMS:

A13-06-17 CHESTER TWP., LIBERTY TWP., & NOTTINGHAM TWP. Multiple locations. Wells County Wind, LLC (APEX) requests approval for a modification of petition A12-11-33 & A12-11-34 for Phase 1 & Phase 2 of a Large WECS project with 60 – 2.0MW turbines. The multiple properties are zoned A-1.

A13-06-18 CHESTER TWP., HARRISON TWP., LIBERTY TWP., & NOTTINGHAM TWP. Multiple locations. Wells County Wind II, LLC (APEX) requests approval for an amendment of petition A13-04-10 for a Large WECS project with 68 – 2.0MW turbines. The multiple properties are zoned A-1.

Due to the large crowd, the board discussed that it would be in their best interest to continue the meeting to a later date at the Wells County 4-H park. They reviewed upcoming dates that were available at the 4-H building.

Andy Antrim, APC attorney, addressed the concern of the open door law and the fact that it was previously held in a larger venue, which may be violated if some individuals can't see or hear the proceedings.

Conditions:

Motion to Continue the meeting to August 14th at 7pm at the 4-H park: Bill Horan

Second: John Schuhmacher

Vote: 8-0

Recess of meeting until other board members arrive

Jim Berger left and Jarrod Hahn and Keith Masterson joined the meeting.

V2012-036 – Andrew B. Price

Andrew Price stated that he spoke with the director before the last meeting and informed him that he was waiting on bids to come back from contractors. He advised that many of the contractors are heavily booked. He said that he is doing some of the work on his own. He explained that the house still needs a roof on it. He's still doing demo work and trying to get electricity to part of the house. Mr. Price explained that they are trying to get out of the business front and into the house. He has a contractor who said that they can get the roof done in September.

Conditions: Mr. Price will update the director on the progress before the September APC meeting

Motion: Jarrod Hahn

Second: Keith Masterson

Vote: 9-0

Mike Morrissey arrived and joined the meeting.

NEW ITEMS:

A13-07-20 ROCKCREEK TWP., NE/4 02-27N-11E Joseph & Kim Minnich request rezoning approval for Lot 25 of Merchants in Uniondale to be zoned B-3. The property is located 1123 Otto, Uniondale, IN 46791 and is currently zoned R-2.

Joe Minnich stated that they want to reopen the antique store that his in laws previously owned. He stated that it would be antiques and a general store. He explained that it was opened in 1978 as an antique store, but before that it was a church. The existing parking lot had been re-graveled it. Mr. Minnich stated that it has been vacant for about 3 years.

Conditions:

Motion to send do pass recommendation to Uniondale: Jarrod Hahn

Second: John Schuhmacher

Vote: 10-0

A13-07-21 LANCASTER TWP., NE/4 35-27N-12E Brent L. & Sara A. Imel request approval for a 8.30 acre division of a minor subdivision. The property is located at 4566 E 100 N, Bluffton, IN 46714 and is zoned A-1 & B-3.

Greg Waters, attorney for the Imel's, stated that they would like to split off 8.30 acres, which would have the house and pond. He explained that the remainder would have their business on it. They would like to separate the parcels because they want to obtain a mortgage on their home, but are running into difficulties due to the fact that the business is on the property the banks are charging them a higher business rate. He stated that by separating the house out that the Imel's would then also qualify for the homestead and mortgage exemption on their taxes.

Conditions:

Motion to Approve: Bill Horan

Second: Jarrod Hahn

Vote: 10-0

A13-07-22 HARRISON TWP., SW/4 16-26N-12E James Straeter requests approval for a development plan for a 12,840sqft addition to an existing building. The property is located at 2675 S. SR 1. Bluffton, IN 46714 and is zoned I-1.

Jim Straeter explained that he purchased the business in 2008 and explained that the building is too small. He purchased more acreage which included the parcel with trucking business to the south. He explained that the building would be expanded to the north. Mr. Straeter advised that the two parcels have been combined due to the fact that the expansion would go over the old property line.

Michael Lautzenheiser, Jr. stated that the plat committee did approve the combine that morning. Therefore a deed would still need to come through the APC office and get stamped before being recorded.

Mr. Straeter stated that the addition would be a service repair shop. He explained that the exterior lighting would be on a timer were they come on at 5 AM and shut off with the daylight and then again at 6 PM or so and on for about an hour. He stated that the lights are directed to shine straight down.

Conditions: New deed to be recorded
 Motion to Approve: John Schuhmacher
 Second: Jarrod Hahn
 Vote: 10-0

A13-07-23 HARRISON TWP., N/2 08-26N-12E Green Plains Bluffton, LLC requests approval for a development plan for two 180ft x 500ft grain storage bunkers. The property is located at 1407 E 200 S. Bluffton, IN 46714 and is zoned I-1.

Jacob Duke stated that they are just expanding their corn storage capacity. They would be 4ft tall rings for corn pile storage.

Jarrod Hahn commented about the Addington tile being rerouted during the first part of construction and stated that they are unsure where it will be at in relation to where the drive is going to be. He advised that the drive will cross it, just unsure where. He advised that the detention ponds were designed for this site one of them was needed but the other was extra.

Michael Lautzenheiser, Jr. stated that the plat committee did approve the combine that morning. Therefore a deed would still need to come through the APC office and get stamped before being recorded.

Conditions: New deed to be recorded
 Motion to Approve: Mike Morrissey
 Second: Bill Horan
 Vote: 10-0

A13-07-24 HARRISON TWP., N/2 08-26N-12E Green Plains Bluffton, LLC requests approval for a development plan for a 155ft x 380ft grain storage structure/bin. The property is located at 1407 E 200 S. Bluffton, IN 46714 and is zoned I-1.

Jacob Duke stated that the structure will be similar to what was permitted last year as a temporary structure. He explained that they want to turn it into a permanent structure rather than remove it.

Mr. Lautzenheiser explained that this petition didn't require the combine due to its location on the property.

Conditions:

Motion to Approve: Jarrod Hahn
Second: Mike Morrissey
Vote: 10-0

A13-07-25 HARRISON TWP., SW/4 05-26N-12E First Enterprises requests approval for a development plan for a 68ft x 70ft addition and a 28ft x 8ft addition to an existing building . The property is located at 900 S. Decker Dr. Bluffton, IN 46714 and is zoned I-1.

Gordon Moore, with Beals – Moore and associates, stated that the 68ft X 70ft addition to the rear, which will be fore truck service and repair and the 28ft X 8ft addition will be at the front of the building, and be for employee restrooms and lockers. However, that one may be moved inside the existing facility. He explained that there will be a new oil interceptor constructed north of the building and all old and new floor drains will be routed through that oil interceptor for pretreatment prior to being discharged into the existing sanitary sewer. He stated that there will be new carbon-monoxide exhaust systems in both the new and existing building and the façade will match what is there currently. Mr. Moore stated that the downspouts will discharge on the ground and there will not be an increase to surface water due to the fact that the building will be built on existing hard surface. The drainage will remain the same. He explained that they are anticipating four or five new jobs to be created due to this addition.

Michael Lautzenheiser, Jr. explained that the Plat Committee had comments on the fire hydrant site location, which is now on the plans. He stated that the plans were sent for review by the City of Bluffton, however they have not signed off on them yet. He noted that the property has some odd legal descriptions to it and explained that there was another piece along the east side of the parcel. Mr. Moore advised that the addition would not cross the parcel line into the smaller parcel to the east.

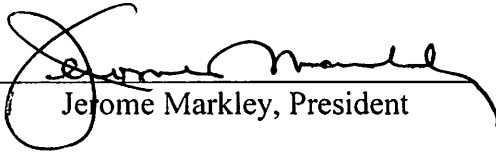
Conditions: With approval from the City of Bluffton
Motion to Approve: Mike Morrissey
Second: Jarrod Hahn
Vote: 10-0

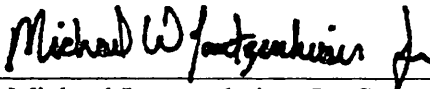
DISCUSSION:

Michael Lautzenheiser, Jr. updated the board on the Steering Committee’s progress. He explained that there was discussion on formatting and how the plan would be written. He stated that at the next Steering Committee meeting that the plan would be about half way written. He advised that either in September or October would be when a draft would be ready for review. He stated that one meeting would be for public discussion and general comments and there would be an official public hearing. The two meeting would be APC meetings.

ADVISORY:

Bill Horan made a motion to adjourn the meeting. John Schuhmacher seconded the motion and the motion passed with a vote of 10-0. The July 3, 2013 Area Plan Commission meeting adjourned at 8:59p.m.


Jerome Markley, President

ATTEST: 
Michael Lautzenheiser Jr., Secretary