

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 August 20, 2012 meeting of the Area Plan Commission was called to order at 8:00 p.m. by President Jerome Markley. Nine members were present for roll call. Harry Baumgartner, Jr. and Angie Dial were absent.

APPROVAL OF MINUTES:

Bill Horan made a motion to approve the minutes from the July 5, 2012 meeting with correction. Jarrod Hahn seconded the motion; the motion carried 9-0. Mike Morrissey made a motion to approve the minutes from the August 2, 2012 meeting with correction. Jarrod Hahn seconded the motion; the motion carried 9-0.

NEW ITEMS:

A12-08-15 JEFFERSON TWP., NE/4 16-28N-12E Wells County Public Library requests approval for a development plan for a building expansion. The property is located at 207 N. Jefferson St., Ossian, IN 46777 and is zoned B-1.

Mark Reinhard, Engineering Resources civil engineer for the project, stated that the building expansion would be to the north and that it would increase the building by 50%. The expansion is about 1,500sq.ft. The benefit of this expansion to the library is that the main entrance will be moved from the east side right off of Jefferson Street to the north side, which would be safer for the public because it would be further away from the road. The east side entrance will be removed and the north entrance will have an ADA compliant ramp due to the increased elevation from the parking lot. The parking lot will be expanded to the north in the lot across the alley. The alley will be physically widened with this project, but the actual limits of the alley won't change. INDOT standard will be met to have the alley used as a commercial drive approach. North of the parking lot there will be a small detention basin to control the additional run off that will be generated by the development. The town of Ossian has approved the plans and INDOT has also approved.

Michael Lautzenheiser, Jr. stated that the library part, which is south of the alley, is on four different individual legal descriptions, and that the office would like to have these combined during this process. This would be done with the Plat Committee approval and a recital on a new deed.

Stephanie Davis, Wells County Public Library Director, stated that she doesn't foresee further expansion, but if it were to occur there is room to the west. She advised that they always had planned to expand to the west before they had the opportunity to purchase the property to the north. She explained that they have not discussed additional exterior lighting. She advised that most of the lighting for the outside of the library comes from the city street lights.

Conditions: Combine the parcels into one property ID number by deed.
 Motion to Approve: Jarrod Hahn
 Second: John Schuhmacher
 Vote: 9-0

A12-08-16 ROCKCREEK TWP., SW/4 03-27N-11E Steven K & Kara A Ackley request approval for a 3.74 acres division of a minor subdivision. The property is located at 2700 W 525 N., Uniondale, IN 46791 and is zoned A-1.

Steve Ackley stated that 10 years ago he purchased 7.44 acres to add on to his existing 4 acres where his house was at. Now he wants to refinance his house and the bank will not do the refinance with the back part of his property being farmed. The property was resurveyed as 3.74 acres with the house on it, which left a 25ft. lane back to his barn and the remaining acreage that is being farmed.

Michael Lautzenheiser, Jr. explained that the division of a minor subdivision has two qualifiers. One is that the property has to be over 10 acres and this one is 11.44 acres. The other requirement is that the property has twice the required road frontage. Mr. Lautzenheiser spoke with Andy Antrim, the Area Plan Commission attorney, about this. The survey shows 391.5ft. which would not be twice the number. The property would have to have 400ft. of road frontage to qualify. However, it could be looked at as having twice the road frontage since one part has over 200ft. and the other part would have 25ft. for the lane back to the other property. This requirement could be modified by the board. The petition meets the spirit of the ordinance by being a large parcel with plenty of road frontage. The original survey was done to meet a topographical feature of a wooded section of the lot. If they would have gone the 400ft., then they would have been a few feet into a cultivated field. This is part of the reason for a waiver. There are five parts to the waiver and all five items need to be met. The waiver is one time and property specific. Section E in the wavier states that the APC cannot waive anything that the BZA has jurisdiction over. This subdivision would not require any BZA actions.

Conditions: Approve with the waiving or modifying of the subdivision control ordinance requirement 3-10 (2) (A) through (E)
 Motion to Approve: Jarrod Hahn
 Second: Mike Morrissey
 Vote: 9-0

A12-08-17 HARRISON TWP., NW/4 05-26N-12E Erie Haven requests approval for a development plan for a 60'X72' building enclosure and ready mix plant. The property is located on Adams St. between Lancaster St. and Cherry St. at 235 S. Adams St., Bluffton, IN 46714 and is zoned I-2.

Karl Graber, Pacemaker Building contractor, stated that the proposed structure is to enclose the entire plant except the silo and to allow for truck storage. This would allow the company to operate year round. The structure would make the site look cleaner. The site infrastructure for drainage, drives, and parking are already in place. It was done when the temporary plant was in place. The impact from the proposed structure on this site will be minimal.

Michael Lautzenheiser, Jr. stated that part of the project was to put a drive out to Cherry Street due to the project on Adams Street. The drainage for the original project was figured for the entire site. There are no utility changes and Bluffton has seen the plans and approved them.

Jarrod Hahn explained the drainage on the site that was required by IDEM. There couldn't be a direct outlet from their detention pond. Their detention pond has a subsurface drainage field underneath the low end of the detention pond. All of this is already in place on the site.

Karl Graber advised that the drive from Cherry Street is already there. He stated that it was done when the ground on the west side of the property was donated to the city for the Adams Street project.

Conditions: None

Motion to Approve: Jarrod Hahn

Second: Bill Horan

Vote: 9-0

OLD ITEMS:

A12-08-19 WELLS COUNTY. Area Plan Commission Fee Schedule Revision.

Michael Lautzenheiser, Jr. explained the Indiana Code about fees for the Area Plan Commission. He stated that there are four places in the code about the fees. Three of the fees, including the improvement location permit fee and development plan fees; have to be part of the ordinance. He advised that the board should have the proposed fees where they want them; so that when the next ordinance revision occurs, the fee schedule could also get added into the ordinance. The BZA fees can be changed without being part of the ordinance. However, Andy Antrim recommended that the whole fee schedule be put in the ordinance and because of the ambiguity of the Indiana Code language, he also recommended that none of the fee changes go into effect until the fee schedule goes into the ordinance. The board then discussed the changes to the proposed fee schedule that were made during the August 2, 2012 meeting.

OTHER BUSINESS:

Jerome Markley advised the board that APEX is out doing things at the sites. He was notified by a land owner that APEX is doing core drillings down to 60ft.

Mr. Lautzenheiser stated that the appeal is still going on and that November 1, 2012 is the pre-trial date. This is when the judge and attorneys will set a date for the actual hearing. Plus they will determine if and when anyone will have to take sworn testimonies. It will be heard in Wells County with Pat Miller as the judge.

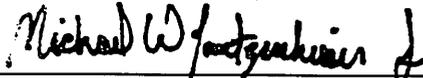
Mr. Lautzenheiser advised that next Comprehensive Plan steering committee meeting will be Wednesday, August 29, 2012. He stated that there have already been two meetings with the committee. They discussed what topics should be in the plan and how to get the public involved. The steering committee decided on a 10 year plan with the idea to have some items 0-5 years and other items 5-10 years. This would be to better plan short term and long range goals. The committee wants all of the goals to be reasonable. The Comprehensive Plan will be done more in the style of bullet points and not written out as the current one is. The Comprehensive Plan is a legal document. The Indiana code states that the ordinance has to pay reasonable regard to the Comprehensive Plan.

ADVISORY:

John Schuhmacher made a motion to adjourn the meeting. Richard Kolkman seconded the motion and the motion passed with a vote of 9-0. The August 20, 2012 Area Plan Commission meeting adjourned at 8:50 p.m.



Jerome Markley, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary