

AREA PLANNING COMMISSION
MINUTES DECEMBER 5th, 2018

President Marvin calls the meeting to order at 6:00 P.M.

ROLL CALL: Janet Kile, Kelly Land, Tom Monka, Phil Shanahan, Jeff Salto, Vice President, Ben Wicker, Marvin Rees, President. Mark Bacon was absent. Also present were Attorney, Geoff Wesling, Director, Gregg Duke, and Secretary, Linda Ashwill.

APPROVAL OF MINUTES: for November 14th, 2018 meeting. Ben made the motion and Seconded by Phil for approval. All in favor. Motion carried.

NEW BUSINESS:

1. **APC-2018-28 Rogers Farm and agent Pamela Peggs** were seeking Secondary Plat approval for a four acre subdivision located at 7753 North 50 West in Center Township. Parcel 70-03-30-100-004.000-002. Primary plat was approved on November 14th. Variances that were requested from the BZA Board were granted on December 4th. Motion was made by Tom and seconded by Jeff to approval this Secondary Plat approval. All in favor. Motion carried.

2. **APC-2018-43 Wilkinson Family Trust** and agent Harold Gibson were seeking Secondary Plat approval for a four acre subdivision located at 7443 North 800 East in Washington Township. Parcel 70-04-28-400-001.000-015. Primary plat approval was received on November 14th. Variances from the BZA Board were granted on December 4th. Jeff made the motion for approval for this Secondary plat. Seconded by Janet. All in favor. Motion carried.

3. **APC-2018-45 John & Elda Kuhn** are requesting a subdivision located at 455 South 900 West in Walker Township. Parcel 70-09-03-200-003.000-014. Andy Scholle, surveyor was their representative. Total parcel is 10.02 acres. This proposed subdivision request is 5.6 acres. This land is being subdivided to separate the dwelling from the farm ground. Potential new owners are wanting to build a new dwelling. Variances will be needed for the lot size and front yard housing setback from the Board of Zoning. Motion was made by Jeff to grant Primary plat approval contingent of approval of variances from the BZA. Seconded by Ben. All in favor. Motion carried.

4. **APC-2018-46 George & Lynn Kleiman** are requesting a subdivision located at 9331 West Base Road in Walker Township. Parcel 70-09-03-200-001.000-014. Andy Scholle, Surveyor was as representative. Gregg addressed the President to ask for a contingency on this subdivision. All of the paperwork has not been completed at this time. Phil makes the motion to continue this until next month's meeting. Seconded by Jeff. All in favor. Motion carried.

5. **APC-2018-47 Lisa, Bradley & Robert Mahan**, and agent Julie Newhouse re requesting a three lot subdivision located at 7278 East 300 South in Noble Township. Parcels 70-12-21-100-002.000-004, 70-12-21-100-006.000-004, 70-12-21-100-001.000-004, 70-12-16-300-004.000-004 & 70-12-21-200-002.000-004. The proposed subdivisions from the original parcels would be 15.630, 17.059

and 66.630 acres. The total original parcels of land equal 213.52 acres. This subdivision is being requested so the land can be subdivided to allow the Mahan family to divide the ground among their children. Two of the subdivisions will need variances granted by the BZA Board for the less than forty acres in the A-3, regulated livestock. Mrs. Newhouse stated the three children are going to retain the property. Mahan's have owned this property for years. Jeff makes the motion to grant Primary plat approval contingent upon receiving the variances from the BZA Board. Seconded by Tom. All in favor. Motion carried.

Motion was made by Jeff and seconded by Ben to close the Public hearing at this time. All in favor. Motion carried.

OLD BUSINESS:

Approval of the dates for the ensuing year where discussed from the schedule that Gregg presented to the Board. Motioned was made by Jeff and seconded by Tom for the dates as given. All in favor. Motion carried.

REPORTS:

Marvin mentioned the steering committee that was to be formed to help with suggestions for changing the Agri portion of our current Ordinance. There can be Board members on this committee and the discussions will be after the regulated stated meeting session. Virgil Bremer is going to be heading up this review group. Presently Vergil named persons on this Steering Committee with him as Mike Pavey, John Mc Cane, Greg Hall, Tammi Jackman, Jeff Morgan, Bob Bridges, Kevin DeWitt, Kenny Albauch, Elbert Gordon, Steve Ariens, Justin Orme, James Ramsey, & Greg Amos. Phil asked if other persons would be contracted and if they could be on the committee. Marvin stated there may be others that will be added. The whole point of this committee is to get County wide input. After the Board hears all suggestions there will be a public hearing before any changes will be acted upon.

Attorney: Nothing at this time.

Director: Janet asked Gregg the question if the minutes of the meetings for APC & BZA could not be put on the website. Gregg stated they have been since October. December's would be posted soon. He also stated we don't publish the full transcript. We publish a memorandum for the website.

Marvin asked if anything else needed to come before the Board. Hearing nothing he asked for a motion to adjourn. Ben makes the motion to adjourn. Seconded by Phil. All in favor. Meeting was adjourned @ 6:20 P.M.

Marvin Rees
President

Linda Ashwill
Secretary