

**THE AREA PLAN COMMISSION OF
ST. JOSEPH COUNTY, INDIANA**

MINUTES

Tuesday, January 19, 2016
3:30 p.m.

4th Floor, Council Chambers
County-City Building, South Bend, IN

MEMBERS PRESENT:

Daniel Brewer, Adam DeVon, Steve
Vojtko; Oliver Davis, John DeLee, Karen
Iovino, Matthew Peterson, Jordan
Richardson, John R. McNamara, Elizabeth
Maradik, Gerry Phipps, Phil Sutton, Jerry Thacker

MEMBERS ABSENT:

Robert Hawley

ALSO PRESENT:

Larry Magliozzi, Angela Smith,
Matthew Chappuies, Jennifer Parcell; Staff;
Mitch Heppenheimer, Counsel

NOTE: The order of the minutes are amended from the order of the agenda for January 19, 2016.

1. REZONINGS:

- A. A proposed ordinance of DAFIR Realty, LLC to zone from R: Single family District to C: Commercial District, property located at 54486 Fir Road, St. Joseph County – APC #2760-15

JOHN DELEE: We have a request to withdraw this petition from any further consideration by the Area Plan Commission.

After due consideration, the following action was taken:

Upon a motion by Oliver Davis, being seconded by Dan Brewer and unanimously carried, the combined public hearing on a proposed ordinance of DAFIR Realty, LLC to zone from R: Single family District to C: Commercial District, property located at 54486 Fir Road, St. Joseph County, AS TABLED, is WITHDRAWN from further consideration by the Area Plan Commission.

APPEAL OF SUBDIVISIONS:

- A. An appeal of Halstead Hickory Road Major Subdivision to be located on the east side of Hickory Road approximately 2,000 feet north of Cleveland Road, St. Joseph County – APC #6792-15-P

JOHN DELEE: We have a request from the Land Surveyor to table this to the February 16, 2016 meeting of the Area Plan Commission.

After due consideration, the following action was taken:

Upon a motion by Dan Brewer, being seconded by John McNamara and unanimously carried, Halstead Hickory Road Major Subdivision is TABLED until the February 16, 2016 meeting of the Area Plan Commission.

MISCELLANEOUS:

- A. A Resolution of the Area Plan Commission honoring Karl G. King for his 16 years of service on the Area Plan Commission – APC #R243-16

JOHN DELEE: I would like to read Resolution # 243-15.

A Resolution of the Area Plan Commission of St. Joseph County, Indiana honoring and commending

Karl G. King

For extraordinary and dedicated service to the area plan commission

WHEREAS, PUBLIC SERVICE REPRESENTS, IN THE TRUEST AND PUREST SENSE, A DEDICATION UNMATCHED BY ANY OTHER PROFESSION; AND

WHEREAS, ON NOVEMBER 21, 2000, KARL G. KING BEGAN HIS SERVICE ON THE AREA PLAN COMMISSION AS THE REPRESENTATIVE OF THE SOUTH BEND COMMON COUNCIL, AND CONTINUED REPRESENTING THE SOUTH BEND COMMON COUNCIL THROUGH 2003; AND

WHEREAS, IN JANUARY OF 2004, KARL CONTINUED HIS SERVICE ON THE AREA PLAN COMMISSION AS A CITIZEN APPOINTEE OF THE MAYOR OF THE CITY OF SOUTH BEND UP TO AND THROUGH THE AREA PLAN COMMISSION MEETING OF DECEMBER 15, 2015; AND

WHEREAS, THROUGHOUT HIS YEARS ON THE AREA PLAN COMMISSION, KARL WAS ELECTED BY THE AREA PLAN COMMISSION AS PRESIDENT FOR NO LESS THAN FOUR, THREE-YEAR TERMS, AND VICE-PRESIDENT FOR NO LESS THAN TWO, ONE-YEAR TERMS; AND

WHEREAS, KARL UNSELFISHLY GAVE OF HIS TIME FOR THE BETTERMENT OF THE COMMUNITY WITH NO CONCERN FOR INDIVIDUAL HONOR OR RECOGNITION; AND

WHEREAS, KARL HAS UNSELFISHLY PERFORMED HIS DUTIES AS A MEMBER OF THE AREA PLAN COMMISSION WITH DISTINCTION, HONOR AND COMPASSION FOR THE BETTERMENT OF THE COMMUNITY.

THEREFORE, BE IT RESOLVED, THAT THE AREA PLAN COMMISSION, ON BEHALF OF ITS MEMBER JURISDICTIONS AND THE GREATER ST. JOSEPH COUNTY COMMUNITY, WISHES TO FORMALLY EXPRESS THEIR THANKS AND GRATITUDE TO KARL G. KING FOR HIS 15-PLUS YEARS OF DEDICATED PUBLIC SERVICE ON THE AREA PLAN COMMISSION, AND EXTENDS ITS BEST WISHES TO KARL FOR CONTINUED SUCCESS AND HAPPINESS AS HE PURSUES HIS LIFE GOALS.

PASSED BY THE AREA PLAN COMMISSION OF ST. JOSEPH COUNTY, INDIANA THIS 19TH DAY OF JANUARY, 2016.

KARL KING: I appreciate this. Thank you very much. I am not entirely happy. I would like to continue on the Area Plan Commission forever. You know the reason I am not. I do want to say, and I hope you all remember this after I am no longer part of your group, what you all do is extremely important. More important than you might think as you are sitting here listening to people speak in favor or remonstrate against something. I was thinking yesterday as we were celebrating the remembrance of Dr. Martin Luther King's life, that he once said everyone can be great because everyone can serve. I think he was right. I think that statement applies to what you who are involved in the Area Plan Commission do. You make decisions that affect the economic vitality and quality of life of St. Joseph County and the people who live in it. What you do has the power to make our county a better place to live and a better place to enjoy the company of others. I think your service makes you great. I am really glad that I had the opportunity to be part of the Area Plan Commission's work for fifteen years, and I hope that we will be able to stay in touch. I have gotten to know some of you through this process. I will miss seeing you every third Tuesday. I hope we see each other once in a while. Thank you very much. I really appreciate this gesture by you. I will keep it, remember it and remember all of you and how great you are.

SCOTT FORD: I am with the Department of Community Investment with the City of South Bend, offices located on the 14th Floor, County City Building. I wanted to speak of Karl as a role model for the civically engaged leadership in our community. It has been highlighted, the various roles that Karl has played through the years in his engagement with South Bend. In fact, it is interesting as I look around I believe it was as an intern for Karl that I was first introduced to this place and this chamber. I had a chance to work with him on an overhaul of the Comprehensive Plan fifteen years ago. Certainly his contributions are legend. As you look around the ideas of the community, if you do enough research you will often find Karl has pretty much been at the seed of those ideas. Just to call to mind, particularly tied into the planning world, the NNRO. Certainly Karl was instrumental in helping to develop the NNRO. That organization really has paved the way for things like the Eddy Street Commons development, resurgence along Notre Dame Avenue and the Triangle. That is a good reminder to us all that behind today's overnight economic success, development projects are community development projects twenty years in the making. That is a good reminder to us all that those substantial results are part of the commitment, as well as things like the Metronet, that have been involved with helping us make a start in public initiative. His legacy is in the foundation that has been made for the physical and human aspects of place making. Thank you Karl.

KARL KING: Thank you.

MAYOR PETER BUTTIGIEG: I would like to put an exclamation point on what was said there. First, I should not miss the opportunity to thank you on this body for the important work that you do, because I know this isn't always considered the most glamorous dimension of Government. But you have the unbelievably important role of literally shaping the lived environment and lived experience of the people who live in our community, so thank you to all of you for that work. A special thank you to Karl King for your service since 2000. It was incidentally right around the year 2000 that a teenage Peter Buttigieg reached out to Karl King to get some advice on how things worked around here and how to get more involved in the

community. I still remember being shown on a yellow notepad, more or less, the way things did work in this community. I never forgot that advice. I had the opportunity to volunteer years later when I was working in the business community. I volunteered for a project that Karl was leading on budgeting opportunities for the community. Some years later, after taking office, he was among those I asked for advice on how to shape the Community Investment Department, which is now one of the most successful that we have in local government. Nor would we have been able to find Scott Ford without Karl King. So, as Scott said, it is amazing how many things that we now take for granted have somewhere in their DNA an idea or an intervention that goes back to Karl King. While we will no longer look to you for this particular service, I am sure you know that your phone will continue to ring from many of us that are interested to have your advice and your help. Thank you personally, as well as on behalf of the City for everything that you have brought to this community.

After due consideration, the following action was taken:

Upon a motion by Phil Sutton being seconded by Oliver Davis and unanimously carried, Resolution #243-15 was approved.

JOHN DELEE: I would like to announce our new board members. Karen Iovino, representing the Town of Lakeville's Council. Matthew Peterson, representing the North Liberty Town Council. Jordan Richardson, Citizen appointee for the City of South Bend. Welcome.

EXECUTIVE SESSION:

A. Election of Officers

MITCH HEPPENHEIMER: At this point in time I will accept nominations for President of the Commission.

JOHN DELEE: I would like to nominate Dan Brewer as President of the Area Plan Commission.

After due consideration, the following action was taken:

Upon a motion by John DeLee, being seconded by John McNamara and unanimously carried, Dan Brewer was elected President of the Area Plan Commission.

DAN BREWER: I will take nominations for Vice President of the Commission.

GERRY PHIPPS: I nominate John DeLee for Vice President of the Area Plan Commission.

After due consideration, the following action was taken:

Upon a motion by Gerry Phipps, being seconded by John McNamara and unanimously carried John DeLee was elected Vice President of the Area Plan Commission.

B. Appointment of Plat Committee

DAN BREWER: Each member of the Plat Committee, for those of you who are not familiar, has a member and an alternate. Members are: John McNamara, his alternate being John Law of the Surveyor's office; Jessica Clark, her alternate being Adam Bowden of the County Engineer's office; Patrick Corbitt Kerr, his alternate being Tony Molnar from the City Engineer's office; Linda Mauller, her alternate being Marc Nelson from the County Health Department; Phil Sutton, with no alternate appointed yet from the Co-operate Extension office.

After due consideration, the following action was taken:

Upon a motion by John DeLee, being seconded by Gerry Phipps and unanimously carried, John McNamara, his alternate being John Law of the Surveyor's office; Jessica Clark, her alternate being Adam Bowden of the County Engineer's office; Patrick Corbitt Kerr, his alternate being Tony Molnar from the City Engineer's office; Linda Mauller, her alternate being Marc Nelson from the County Health Department; Phil Sutton, with no alternate appointed yet from the Co-operate Extension office were appointed to the Plat Committee of the Area Plan Commission for 2016.

C. Appointment of Executive Committee

LARRY MAGLIOZZI: Just a point of information on the Executive Committee. The President and Vice President are automatically appointed by virtue of position per the By-Laws. So you really need to appoint three members. The members for 2015 were John McNamara, Gerry Phipps and Steve Vojtko. It could also be anyone else besides those three. Usually the previous presidents have asked people and have gotten confirmation ahead of time, but there was no opportunity here so you may want to ask those three if they want to continue to serve, or if there is anyone else that wants to serve. One of the key points on the Executive Committee is we rarely meet. I think we met once in 2015. The key jobs of the Executive Committee is if there are issues of personnel, budget or policy direction for the Plan Commission. Plus, the Executive Committee is also the Site Plan Committee. So, with old site plans that are still out there in unincorporated St. Joseph County, if there is an issue that I can't resolve as the Executive Director then I bring that to the Site Plan Committee. It is usually a group of people that can meet at 3:30 the first and third Thursdays of the month and just be available. Sometimes we can't get a sense of meeting until that morning.

DAN BREWER: Let me ask Mr. McNamara, Mr. Phipps and Mr. Vojtko if you are willing to serve on the Executive Committee again.

JOHN MCNAMARA: Yes.

GERRY PHIPPS: Yes.

STEVE VOJTKO: Yes.

DAN BREWER: Any other nominees?

After due consideration, the following action was taken:

Upon a motion by John McNamara, being seconded by Gerry Phipps and unanimously carried, Dan Brewer, John DeLee, John McNamara, Gerry Phipps and Steve Vojtko area appointed to the Executive Committee of the Area Plan Commission.

PUBLIC HEARING - 3:30 P.M.

REZONINGS: (Continued)

- B. A proposed ordinance of Union Township to zone from LI Limited Industrial District to C General Commercial District, property located at the northwest corner of Wilson Drive and Michigan Street, being a portion of 312 Michigan Street, Town of Lakeville – APC #2769-15

MATTHEW CHAPPUIES: The petitioner is requesting a zone change from LI Limited Industrial District to C General Commercial District. On site is a vacant lot. To the north is a vacant lot zoned LI Limited Industrial District. To the east across Michigan Street are single family homes zoned R-8 Low Density Residential District. To the south across Wilson Drive are single family homes zoned R-8 Low Density Residential District. To the west is a vacant lot zoned LI Limited Industrial District. The C-General Commercial District is established to provide the full range of commercial activities, including amusements, automobile and other vehicle sales and service, drive-in establishments, general merchandising, hotels and motels, and outdoor advertising shall be permitted in this district. The site plan shows a 1.33 acre site with a 9,100 square foot retail building. Since this is a corner lot, it has frontage on both Michigan Street and Wilson Drive. Access is proposed off of Wilson Drive. There are 30 Parking spaces shown, with parking screening along Michigan Street. A minimum of 10% of the parking area is required to be landscaped. Additional landscaping may be required prior to the final site development plan approval. The retail store's entrance is oriented towards Michigan Street and loading and trash is proposed at the southwest corner of the building. Any variances will need to be approved by the Area Board of Zoning Appeals. This property has been zoned LI Limited Industrial since 2003. Michigan Street (SR 931) has four lanes. Wilson Drive has two lanes. This site will be served by municipal sewer and water. County Surveyor recommends approval. Town Engineer recommends approval, subject to a final site plan illustrating compliance with the zoning ordinance. The petitioner is not proposing any written commitments. This rezoning is consistent with the Town of Lakeville 2011 Comprehensive Plan; Land Use Goal: Maintain the proper balance of land uses and provide development tools for a healthy environment and stable economy without sacrificing the community's character or burdening the town's resources. The future land use map identifies this area as light industrial. No other plans exist for this area. Michigan Street near downtown Lakeville has a mix of uses, including commercial and residential. The most desirable use for this property is one that serves to enhance the built environment of the community of Lakeville and supports regional economic development. With proper buffering, surrounding property values should not be adversely

affected. It is responsible development and growth to allow new commercial to serve the residents of Lakeville and foster growth. In the current location, a variance would be required for the loading area. Staff strongly recommends that the developer reconsider relocating the dumpster to behind the front building line and enclosing it on three sides with a solid-walled enclosure, not less than 6' in height, equipped with an opaque screen gate. Based on information available prior to the public hearing, the staff recommends that the rezoning petition be sent to the Town Council of Lakeville with a favorable recommendation, subject to the approval of a final site development plan. Rezoning this site will allow for the addition of a new commercial site in close proximity to the established downtown. The final site development plan will ensure the site is developed in a manner that protects the general welfare of of the town.

DAN BREWER: The staff recommends that the dumpster location be reconsidered. Is that something that is taken up in a site plan to be decided later?

MATTHEW CHAPPUIES: Yes. It is not something we need to decide on today. It is just something that we are requesting of the developer. I wanted to make comment on this, so it is in the record. That is something that the developer could do as part of the final site development plan process

ANDREW ROSSELL: I am with A/R Engineering, offices located at 4664 Campus Drive, Kalamazoo, MI. I am representing the potential buyer of this development. We were tasked with developing this plan. What we are seeking today is a rezone from the light industrial to business classification to permit this general retail use. I don't really have any more to add than what has been presented by the staff. We feel like that it is a nice buffer between the industrial use and residential.

STEVE VOJTKO: Where the entrance is now, when people come out with their headlights on, will that impact any of the residence across the street? It is hard to tell if there are any houses right across from it.

ANDREW ROSSELL: There is one residence on the south quadrant of that intersection, but as you can see there is quite a bit of screening there. There are already two curb cuts along Wilson Drive. You would have both, lights turning southeasterly as well as southwesterly coming off of Michigan to Wilson as they do now.

STEVE VOJTKO: So coming from the store it looks like it shines onto the backside of those houses, is that correct?

ANDREW ROSSELL: Our drive is actually proposed down here (pointing to the powerpoint) so if they were turning out it would. I guess it depends which way they are turning. They don't have direct access off Wilson or Michigan.

JOHN MCNAMARA: You heard the recommendation about the relocation of the dumpster? Are you satisfied with that?

ANDREW ROSSELL: We will try to go back to the drawing board. We did shift it behind the

front yard setback line from our previous version at the recommendation of the staff. We got it back to where we through it was as far as we could and still allow the garbage truck to access that in the southwest corner of the site. We could look at shifting it a little bit more to the north and see if the truck can still access that.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

There was no one present to speak in remonstrance of this petition.

After due consideration, the following action was taken:

Upon a motion by John DeLee, being seconded by Oliver Davis and unanimously carried, the proposed ordinance of Union Township to zone from LI Limited Industrial District to C General Commercial District, property located at the northwest corner of Wilson Drive and Michigan Street, being a portion of 312 Michigan Street, Town of Lakeville, is sent to the Town Council with a FAVORABLE recommendation, subject to the approval of a final site development plan. Rezoning this site will allow for the addition of a new commercial site in close proximity to the established downtown. The final site development plan will ensure the site is developed in a manner that protects the general welfare of the Town.

- C. A proposed ordinance of the Department of Redevelopment of the City of South Bend to zone from O Office District to LI Light Industrial District, properties located at 5603 F.J. Nimitz Parkway, the Southwest corner of F.J. Nimitz Parkway and Moreau Court, and property on the west side of Moreau Court approximately 800 feet South of F.J. Nimitz Parkway, City of South Bend - APC# 2770-15.

MATTHEW CHAPPUIES: The petitioner is requesting a zone change from O Office District to LI Light Industrial District. On site is vacant land. To the north across F.J. Nimitz Parkway are vacant lots zoned LI Light Industrial District and a former police station located along I-80. To the east across Moreau Court are soccer fields zoned LI Light Industrial District. To the south is an office building zoned O Office District. To the west is a banquet hall and an office building zoned O Office District and a golf course zoned LI Light Industrial District. The LI Light Industrial District is established to provide for development of office/warehouse, warehouse/distribution, wholesale, assembly and manufacturing or processing facilities which are clean, quiet, free of hazardous or objectionable elements such as noise, odor, dust, smoke, or glare. Permitted uses in this district tend to generate heavy traffic, require extensive community facilities, and may require limited amounts of outdoor storage. The LI District is also intended to function as a transitional district between the more intense general industrial districts and other less intense districts. The site plan shows no specific development proposals. In 1990, 489 acres bound by Olive Road on the west, the regional airport on the east, U.S. 20 on the south and old Cleveland on the north was rezoned from "A" Residential to "D" Light Industrial. In 2004, with

the passing of the new zoning map, the petition area was rezoned from "I" Light Industrial to O Office District. A large area to the north and to the east was rezoned from Light Industrial to O Office at that time as well. In 2005, seven parcels on the north and west side of Nimtz and Crescent Circle were rezoned from O Office to LI Light Industrial. F.J. Nimtz Parkway has four lanes. Moreau Court has four lanes and a dividing median. This site will be served by municipal sewer and water. County Surveyor, City Engineer, and the Department of Community Investment recommend approval. The petitioner is not proposing any written commitments. The petition is consistent with City Plan, South Bend Comprehensive Plan (November, 2006); Policy ED 1.1: Establish and maintain a current inventory of land inside the city limits that is available for reuse and redevelopment efforts. The future land use map identifies this area as office/retail. No other relevant plans exist for this area. Currently, the Blackthorn Industrial Park has a mix of office and industrial uses, as well as a golf course. The most desirable use for this property is one that promotes economic sustainability for the area and can fully utilize the nearby interstate access. Based on the existing office and industrial nature of the area, surrounding property values should not be adversely affected by any uses permitted within the Light Industrial zoning district. It is responsible development and growth to allow properties to be zoned for industrial uses within a designated industrial park. The staff has no additional comments. Based on information available prior to the public hearing, the staff recommends that the rezoning petition be sent to the Common Council with a favorable recommendation. The surrounding properties are a mix of commercial and industrial uses. Proximity to the interstate makes these sites ideal for industrial development and will allow the properties to be more effectively marketed to light industrial users.

MIKE DANCH: I am with Danch, Harner & Associates, offices located at 1643 Commerce Drive, South Bend. As Matthew had said, what we are doing is we have three vacant tracts of ground that are in the Blackthorn Corporate Office Park. The City is getting more and more interest now in this particular area for a distribution location due to how close it is to the bypass and toll road. There is more interest now in the lots that are at Blackthorn. These three areas are almost directly across from where the north/south runway is from the airport. What we would like to be able to do is change the zoning from the office classification to the light industrial classification to open it up for some additional uses. There are still restrictions that apply to these lots. Because it is part of the Blackthorn Corporate Office, it will still be held to the same architectural standards that apply to the rest of the park. So those would have to be adhered to no matter what type of building or structure is put in here as far as the setbacks, parking and landscaping.

IN FAVOR

There was no one present to speak in favor of this petition.

REMONSTRANCE

KERRIANNE LINN: I represent the St. Joseph County Airport Authority, offices located at 4477 Progress Drive, South Bend. The Airport Authority objects to the rezoning of this property because of its location. The LI Light Industrial District would permit it to be used as a

child care center, a school, or artificial pond. These uses are not conducive with the Federal Aviation Administration Guidelines on compatible land uses by Airports.

REBUTTAL

MIKE DANCH: From the standpoint of what she had mentioned as far as the uses, I think these are going to more industrial uses instead of a child daycare facility. The City will take a look who is actually going to go in there so that they can basically work with that owner. We will let the airport know, as well, what is going to go on these properties.

OLIVER DAVIS: Do we need to put some exemptions in our recommendation?

MIKE DANCH: I think we will let the Redevelopment Commission know what the concern is for the Airport Authority. Again, since we are going to the industrial classification, I don't see the particular uses that they have listed as happening at this location.

GERRY PHIPPS: Mike, could the Blackthorn restrictions that you mentioned earlier be modified to eliminate those uses that she objected to?

MIKE DANCH: What we can do is part of the procedure of when it gets sold is put restrictions on the deed. That way those particular uses that the Airport Authority has concerns with could basically be eliminated from being allowed to be part of that property. There could be a restrictive covenant that gets placed on there. If the Commission would like us to do that, we could.

OLIVER DAVIS: That would cover everything Mitch?

MITCH HEPPENHEIMER: With full disclosure, I represent the St. Joseph County Airport Authority. I find myself in somewhat a very difficult predicament as I sit here now. I have a lot of mixed feelings about this whole situation. Your recommendation goes in front of the Council. APC should make its recommendation. Mr. Danch has indicated that the Council will be able to pick up the things, which you are a part of Oliver, so I assume you will pick up and follow through with those issues. I am sure the Airport Authority will participate in the City Council. I just feel very conflicted.

OLIVER DAVIS: I get you.

LARRY MAGLIOZZI: You have the option to place a written commitment or make a motion subject to a written commitment. We can craft that language and that would be part of the favorable recommendation subject to a written commitment that limits non industrial uses.

STEVE VOJTKO: Would it be better to table this?

LARRY MAGLIOZZI: That is a question to ask the petitioner, if they are willing to table or if they are on a time crunch.

DAN BREWER: The issue we have is fashioning the language for this commitment. There is some benefit to tabling it and having time to put that together. I don't know how much inconvenience that involves, but the petitioner can do that.

After due consideration, the following action was taken:

Upon a motion by Gerry Phipps, being seconded by Phil Sutton and unanimously carried, the proposed ordinance of the Department of Redevelopment of the City of South Bend to zone from O Office District to LI Light Industrial District, properties located at 5603 F.J. Nimitz Parkway, the Southwest corner of F.J. Nimitz Parkway and Moreau Court, and property on the west side of Moreau Court approximately 800 feet South of F.J. Nimitz Parkway, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to a written commitment that would exclude uses not compatible with the airport. The surrounding properties are a mix of commercial and industrial uses. Proximity to the interstate makes these sites ideal for industrial development and will allow the properties to be more effectively marketed to light industrial users.

DAN BREWER: Looks like Mike wants to say something?

MIKE DANCH: We will wind up doing the written commitments as part of the final approval. Is that what we are looking to do?

MITCH HEPPENHEIMER: What were the written commitments?

MIKE DANCH: The written commitments were for just for three uses that the Airport had concerns with. One was a child care center, a school or an artificial pond.

DAN BREWER: I think we should consider the recommendation for language that Mr. Phipps gave as perhaps too broad and limited to the three items that the parties have discussed. I am just a commission member speaking here. I am not trying to move things along.

MITCH HEPPENHEIMER: The object to the light industrial and then they make reference to the three of the numerous uses in there. I didn't hear what Gerry said.

GERRY PHIPPS: Subject to written commitments that would exclude uses non compatible with the Airport.

JOHN DELEE: That won't work, because they are against the light industrial use.

MITCH HEPPENHEIMER: The motion was restricting uses that are not compatible with the airport. It may be those three, maybe less, maybe more. That kind of leaves it open.

MIKE DANCH: What will happen is, it will give us time to work with the Airport Authority before we get to City Council. That way it is a lot easier for me to nail it down to a specific.

ITEMS NOT REQUIRING A PUBLIC HEARING

1. Miscellaneous: (Continued)

- A. Findings of Facts for Granting Variances for property located at 3055 Edison Road, City of South Bend - APC #2768-15

LARRY MAGLIOZZI: This is for Sonora Properties. This is the property that is right next to Boehm Park right on Edison Road.

After due consideration, the following action was taken:

Upon a motion by Steve Vojtko, being seconded by John DeLee and unanimously carried the Findings of Facts for Granting Variances for property located at 3055 Edison Road, City of South Bend were approved.

2. Executive Director's Report:

LARRY MAGLIOZZI: We have hired a third planner to replace our vacant position. The gentleman's name is Keith Chapman. He is a graduate student of Western Michigan University. He will start work next Monday. We will introduce him to you next month. That does complete our staff.

There is actually another member of the Plan Commission that could not make it today, she is out of town in training. That is Debra Davis and she is the Osceola representative. She will be sworn in in time for the February meeting. That will complete the Plan Commission membership.

You have all heard that St. Joseph County has hired its first Economic Redevelopment Executive Director, Bill Schalliol. He physically resides in our office and has intergraded himself into what we do. He has started to work with us on a variety of projects. He has a fairly lengthy to-do list that was handed to him by the County Commissioners.

BILL SCHALLIOL: I imagine I will be before you several times over the next several months, weeks, and years. I do a lot of work with the Towns, so, the Town of New Carlisle, Town of Osceola, Town of North Liberty. I have done a lot of work there, but am also working with the cities trying to integrate some of the efforts that the cities have into the County structure. There are a lot of interesting opportunities that the county, as a whole, has right now. We are very excited about the opportunity. As I take my position, we are working with Area Plan and use the GIS staff. We anticipate a lot of flexibility, a lot of integrated projects that would be brought before you and as I tell Larry, my position will create him more work so that is why we are glad now that he is ramped up with a third planner. We look forward to the opportunities to work together in the future. I thank you for your time and service to this board. It is a very important function that you all serve and just appreciate the work you put in.

3. Minutes and Expenditures:

- A. Approval of the minutes from the December 15, 2015 meeting of the Area Plan Commission.

After due consideration, the following action was taken:

Upon a motion by John McNamara, being seconded by John DeLee and unanimously carried, the minutes from the December 15, 2016 meeting of the Area Plan Commission were approved.

- B. Expenditures:

- A. Approval of the expenditures from December 16, 2015 through January 19, 2016

Office Three Sixty - \$213.15; \$66.72; \$29.25; Wex Bank - \$51.46

After due consideration, the following action was taken:

Upon a motion by John McNamara, being seconded by John DeLee and unanimously carried the expenditures from December 16, 2015 through January 19, 2016 were approved.

4. Adjournment: 4:20 p.m.

DANIEL H. BREWER
PRESIDENT OF THE COMMISSION

LAWRENCE MAGLIOZZI
SECRETARY OF THE COMMISSION