April 30, 2010
WELLS COUNTY AREA PLAN
COMMISSION MEETING

THURSDAY MAY 6, 2010, AT 7:30 P.M.
ROOM 105 (MULTI-PURPOSE ROOM) LOWER LEVEL OF THE WELLS CARNEGIE
GOVERNMENT ANNEX BUILDING, 223 W. WASHINGTON ST., BLUFFTON, IN.
USE SIDE ENTRANCE - WEST SIDE OF THE BUILDING

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEMS:

A10-05-11 HARRISON TWP., SW/4 11-26N-12E Charles E. and Diana D. Captain request to
rezone 70-acres at 4087 E 200 South from S-1 (suburban) to A-R (agriculture/residential).

OTHER BUSINESS:

ADVISORY

ADJOURN
ROLL CALL

Harry Baumgartner     Jerome Markley
Angie Dial           Keith Masterson
Jarrod Hahn          Mike Morrissey
Bill Horan, President John Schuhmacher
Finley Lane          Mark Shaffer

Michael Lautzenheiser, Jr., Director

President, Bill Horan, called the May 6, 2010 meeting of the Area Plan Commission to order at 7:30 p.m. Roll call was answered by 10 members, Dick Kolkman was absent.

Mark Shaffer offered a motion to approve the April 1, 2010 meeting minutes, Finley Lane seconded the motion and the vote was 8-0 with two members; Mike Morrissey and John Schumacher abstained stating the reason they were absent from that meeting.

NEW ITEM:

A10-05-11 HARRISON TWP., SW/4 11-26N-12E Charles E. and Diana D. Captain request to rezone 70-acres at 4087 E 200 South from S-1 (suburban) to A-R (agriculture/residential).

Charles and Chad Captain appeared for the rezone petition, Chad acted as spokesperson. The parcel in question is agriculture in character and is used in an agriculture capacity. The S-1 zoning was put in place back in the 70's when it was decided a radius around the city limits would act as a buffer where this property is located. The S-1 zoning is restrictive in that a maximum height requirement will not allow many agricultural type buildings to be constructed. To date the A-R zoning has not been utilized since it has been adopted in the last amendments to the WCZO. Chad Captain stated he felt this would work for them to allow them to build their pole building to the height they need and that the A-R he considers to be in-between an A-1 and S-1 zoning. Also the A-R will allow common agriculture practices but not allow CAFO type operations.

OTHER BUSINESS:

Michael explained changes for the legal advertisements and the use of signs for the APC and BZA petitions much like what is used for the Plat Committee. The new format for the ad that will be published in the newspaper will be more informative for what the project entails and eliminates the long metes and bounds portion and give the actual location of a project.

A revision to the fee schedule was discussed to set a fee for WECS projects. At this time it is not known how much time or how many trips would be necessary for site checks. A fee must be set with the understanding that it may be re-visited once the wind turbine projects begin and a better grasp of how much time it takes to review the plats, conduct site checks etc.
The May 6, 2010 meeting of the Area Plan Commission was adjourned at 8:50 p.m.

ADJOURN:

small development plan projects will be approved.

Bill Horan, President

MAY 6, 2010

AREA PLAN COMMISSION MINUTES

Michael Lautzenheiser, Jr., Secretary

ATTEST:

Michael Lautzenheiser, Jr., Secretary

Bill Horan, President