

# Wells County Area Plan Commission

## Requirements for a Rezoning

Filing and Meeting dates are available at the Area Plan Commission Office and the Wells County Area Plan Commission Web Site (<http://www.wellscounty.org/apc.htm>)

Copies of the Wells County Zoning Ordinance and Wells County Subdivision Control Ordinance are available for purchase at the Wells County Area Plan Commission Office or may be viewed and printed online at the Wells County Area Plan Commission Web Site (<http://www.wellscounty.org/apc.htm>)

### 1) FEES

- a. Filing Fee: \$200.00 (Payable to Area Plan Commission)  
(Filing fee set forth by the Wells County APC Fee Schedule)
- b. Sign Fee: \$15.00 (Payable to Area Plan Commission)  
(Public advertisement sign required by APC Rules of Procedure)
- c. Legal Add: \$114.00 (Payable to Bluffton News Banner)  
(Legal advertisement required by IC 5-3-1)

### 2) Filing

- a. Filled Out and Signed Petition
- b. Current Deed for the affected property
- c. Status of any applicable permits from other regulatory agencies
- d. Copy of Notice of Agriculture Activity Form (if property is or is to be zoned A-1 or A-R)
- e. If petition is not signed by legal owner(s) then applicable Power of Attorney, Trust documents, and/or death certificate(s) are required.

### 3) APPEAL PERIOD: **30 DAYS**

(State required appeal period set forth in IC 36-7-4)

\* All Fees Are Not Refundable

\* As A Petitioner You Are Responsible For Reviewing The Wells County Zoning Ordinance And Subdivision Control Ordinance Requirements For Your Petition. The Area Plan Commission Office Staff Will Be Available To Answer Any Questions You May Have.

\* A COMPLETE FILING DOES NOT GUARANTEE APPROVAL. (THE FILING MUST MEET THE APPLICABLE REQUIREMENTS OF THE WELLS COUNTY ZONING AND SUBDIVISION CONTROL ORDINANCE TO BE APPROVED.)

APC STAFF: Michael Lautzenheiser Jr. (Director); Suzie Gentis (Administrative Assistant); Tracey Ulmer (Part-Time Clerical)

# Rezoning Petition

**PETITION FOR REZONING APPROVAL:** (APC OFFICE) \_\_\_\_\_

Owner of Real Estate (Petitioner): \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Property Location: \_\_\_\_\_

Property Description: \_\_\_\_\_

Current Zoning Classification: \_\_\_\_\_

Proposed Zoning Classification: \_\_\_\_\_

Comes now the Area Plan Commission and in support of granting "Petitioner's" Petition for Rezoning makes the following Findings of Fact, to wit:

"Petitioner" filed a Petition for a Rezoning as to the following described real estate located in \_\_\_\_\_ Township, Wells County, Indiana; more particularly described on Exhibit A attached hereto.

The sign as required by the Plan Commission has been duly posted in accordance with the Rules of Procedure of the Plan Commission more than fourteen days prior to the Plan Commission hearing.

On \_\_\_\_\_, the Area Plan Commission conducted a public hearing on the Petition in accordance with the Rules of Procedure of the Area Plan Commission and the following evidence was heard.

**(Petitioner or Petitioner's Agent shall verify and explain why the petition meets each of the requirements listed below)**

**9-13 REQUIREMENTS:**

**(1)** The Proposed Rezoning shall pay reasonable regard to the comprehensive plan.

**a.** Does The Petition Meet the Requirement? (YES or NO)

**b.** Explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(2)** The proposed Rezoning shall pay reasonable regard to current conditions and the character of current structures and uses in each district.

**a.** Does The Petition Meet the Requirement? (YES or NO)

**b.** Explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(3)** The proposed Rezoning shall pay reasonable regard to the most desirable use for which the land in each district is adapted.

**a.** Does The Petition Meet the Requirement? (YES or NO)

**b.** Explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(4)** The proposed Rezoning shall pay reasonable regard to the conservation of property values throughout the jurisdiction.

**a.** Does The Petition Meet the Requirement? (YES or NO)

**b.** Explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**(5)** The proposed Rezoning shall pay reasonable regard to responsible development and growth.

**a.** Does The Petition Meet the Requirement? (YES or NO)

**b.** Explain \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## NOTICE OF AGRICULTURAL ACTIVITY

TO: ALL PETITIONERS IN AGRICULTURAL ZONED AREAS OF **WELLS** COUNTY, INDIANA

This notice is given to you because of your petition to move into an area of **Wells** County that is zoned for Agriculture.

The purpose of this notice is to assure you are aware that all agricultural operations are allowed in this area.

Agricultural activity may include, but is not limited to, grazing of livestock, confined feeding of livestock, application of animal manure to land, application of herbicides and pesticides to fields and growing crops, creation of dust from field operations and noise from livestock and machinery operations which includes the drying and transportation of grain, sometimes with machinery that has a "Slow Moving Vehicle" emblem on it, meaning it is traveling at 25 mph or less.

People who choose to live in these areas must understand that agricultural operations may be occurring nearby.

You must also understand that Indiana has a "RIGHT TO FARM" law that protects farm operations from unwarranted nuisance suits by neighbors who move next to an existing farm operation. Farm operations do not constitute a nuisance so long as they are not negligently maintained, do not endanger human health and do not cause bodily injury to third parties.

By signing this notice form you verify that you have received it, read it and understand it. You are not giving up the right to seek redress for negligence by individuals associated with a farm operation or by other residents of the area.

I, \_\_\_\_\_ CERTIFY THAT I HAVE RECEIVED THIS NOTICE. I HAVE READ IT AND I UNDERSTAND IT.

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date