

NEW ITEMS

A 19-09-14 LANCASTER TWP. SW/4 33-27N-12E Jerry Reinhard requests an approval for a 340 ft Communication Tower. The property is located on Lancaster Rd, Bluffton, IN 46714 and is zoned A-R.

The petition has a few items that need to be addressed in detail prior to granting an approval. They should be addressed per our conversation with the developer prior to the APC meeting date. Here is the list of items.

1. Compliance with equipment name, hazard signage, standard product specification sheets, and maintenance schedule.
2. Color and Finish need to be specified
3. Climb prevention must be meet 15 tall requirements and detailed on plans
4. Guy Wire warning markers must be detailed on plans.
5. Hazard / Signage must be detailed on plans
6. Emergency contact sign must be detailed on plans
7. Interference requirement needs to be demonstrated as being met in writing.

If these items are adequately met in writing I would suggest approving this petition.

A 19-09-15 WELLS COUNTY Zoning Ordinance Amendments

- i. Accessory Structures**
- ii. Special Exceptions**
- iii. Manufacturing Definitions**
- iv. Bank/Credit Union Permitted Use and Definitions**
- v. Enclosed Mortality Composting Definition**

It is that time of the year again. This was bumped up a little bit in the normal schedule of things due to the accessory structure discussion we had at our last meeting.

The amendments include to items for accessory structures. First that we establish a residential accessory structure use and limit it in size and height. The second is to reestablish a small accessory structure exemption in the A-1 district allowing certain small accessory structures to be 5 feet from the property line without a variance. This was removed from the ordinance due to the fact that we put forward a universal 5-foot setback. When the commissioners asked for A-1 zoning to be 20 feet it caused everything to meet that setback. This would put back that caveat.

The next amendment focuses on cleaning up the special exception section of the ordinance that should have been removed in the last set of amendments. The removed requirement regarding temporary dwelling units was replaced by permanent accessory dwellings.

The third set of amendments focus on the definitions for light and heavy manufacturing. These definitions require stronger definitions regarding what types of activities can occur outside of a built. The definitions as amendment make it clear that less outside activities are allowed in I-1 zoned areas and more are allowed in I-2 zoned areas.

The forth set of amendments establishes a definition for banks and credit unions. This was requested by a bank that thought it would be better for them to defined separately then to be lumped in to professional offices. The permitted use table matches that of professional offices therefore there is no real change.

The final amendment deals with creating a new definition for what it means to have an enclosed mortality compost facility. The definition clarifies how it is to be built to qualify for the points. This is to answer the question brought up earlier this year at the APC meeting.

OTHER BUSINESS

- **V2016-031 – Bee Creek Development Update** – The property has been sold and they are making final discussions with the highway department to verify that project will satisfy all parties. The project will be completed by the end of the year.
- **V2018-015 – Kevin Heron** – The violation is regarding a shed and two lean to structures attached to said shed that were originally placed to close to the side property line. The shed was moved, but the lean to structures were not moved. The petitioner expressed to our office that they would dismantle the lean to structures so that they would no longer be permissible structures. That process has yet to occur. I will update the board in more detail at the meeting.
- **V2019-001 – Andrew & Lisa Fuksa** – This property has went from a nice rental home to an auto junk yard since the beginning of the year. Since the original violation there has only been more cars added to the property. They have verified that they are working on cars at the property, but there is no building so all the work is occurring in the yard which is a violation of the home occupation. The property owner has shown no signs of complying with the ordinance and cleaning up the property. I will update the board in more detail at the meeting.

REVITALIZATION UPDATES

The plaza project continues to stay on schedule and ground breaking for the Archbold Wilson park pavilion is coming up soon. The new pavilion at Washington Park is already moving forward as well.

HOUSING STUDY UPDATE / TOURISM REPORT

One of the suggestions in the housing study was to look at our community assets which branched into tourism and quality of life for the county. Ball state university was hired to do that study by Wells County Economic Development. The document is now available to the public. In your packet is a print out of the Recommendations that came out of the report for your information. If you are interested in reviewing the entire report, we have a link on the plan commission's web page to the report as well. The big take away from the tourism report is that the better our quality of life is and the better we can sell it as an unified voice that tourism will follow.

ADVISORY ADJOURN.

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These are my opinions on this petition and they do not in any way bind the APC towards approving or disapproving a petition. These are my professional opinions as the APC Director and a trained Urban Planner.

Sincerely,



Michael W. Lautzenheiser Jr., AICP
Wells County, IN
APC Director / GIS Manager / Floodplain Administrator