

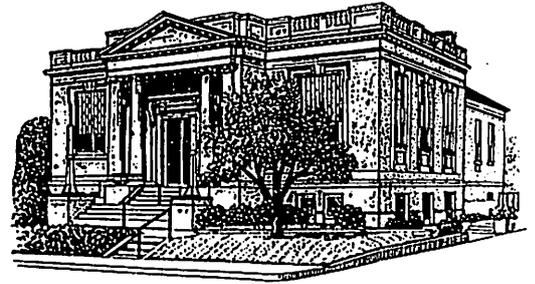
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



November 19, 2010 WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY DECEMBER 2, 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 ELEVATOR ENTRANCE - EAST SIDE OF THE BUILDING

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEM:

A10-12-21 HARRISON TWP., SW/4 8-26N-12E Green Plains Bluffton, LLC requesting development plan approval for an expansion to facilitate additional equipment. Property is located at 1441 S. Adams St., Bluffton and zoned I-1.

A10-12-22 LANCASTER TWP., NE/4 28-27N-12E Sulai Hospitality, Inc. d.b.a. Holiday Inn Express requesting development plan approval for an addition to the motel for an elevator. Property is zoned B-3 and located at 1782 N Main St., Bluffton.

A10-12-23 JEFFERSON TWP., THE BRIDGES SUBDIVISION LOTS 36-42 & 52 Bee Creek Development LLP to vacate a portion of the recorded plat of The Bridges Subdivision for the purpose of re-platting lots. The Bridges is zoned R-2 and located east of SR 1 on Co. Rd. 900 North, Ossian.

A10-12-24 JEFFERSON TWP. THE BRIDGES SUBDIVISION LOTS 36-42 & 52 Bee Creek Development LLP requesting to re-plat vacated lots in The Bridges Subdivision. The Bridges Subdivision is zoned R-2 and located in south of Ossian on the east side of SR 1 on Co. Rd. 900 North.

OTHER BUSINESS:

Composition of 2011 Plat Committee

Rockford stone quarry/Berne Redi-Mix discussion

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner	Finley Lane
Angie Dial	Jerome Markley
Jarrold Hahn	Keith Masterson
Bill Horan, President	John Schuhmacher
Richard Kolkman	Mark Shaffer

Michael Lautzenheiser, Jr., Director

On December 2, 2010, President, Bill Horan, called the meeting of the Area Plan Commission to order at 7:30 p.m. Ten members were present for roll call; Mike Morrissey was absent.

Minutes from the November meeting were approved with a motion by Jarrod Hahn and seconded by Finley Lane the membership voted 9-0-1, Angie Dial abstained.

NEW ITEMS:

A10-12-21 HARRISON TWP., SW/4 8-26N-12E Green Plains Bluffton, LLC requesting development plan approval for an expansion to facilitate additional equipment. Property is located at 1441 S. Adams St., Bluffton and zoned I-1.

Bryan Harshbarger, project manager with Briner Buildings presented the development plan for Green Plains Bluffton, LLC seeking approval for the addition of a 16,000 sq. ft. concrete pad to add three additional tanks that are part of the ethanol process. Currently there are 6 similar type tanks on site the proposed new tanks would be located adjacent to the existing tanks.

The property has drainage infrastructure in place for additions and additional drainage calculations are not required. The concrete will be replacing what is currently a gravel surface.

Conditions: None
Motion to approve: Mark Shaffer
Second: Jarrod Hahn
Vote: 10-0

A10-12-22 LANCASTER TWP., NE/4 28-27N-12E Sulai Hospitality, Inc. d.b.a. Holiday Inn Express requesting development plan approval for an addition to the motel for an elevator. Property is zoned B-3 and located at 1782 N Main St., Bluffton.

Josh Horner with RMA Surveying and Engineering presented the development plan for the addition of an elevator shaft on the back side of the building on the north side that would encroach into the rear yard setback 4.1 ft.

The elevator is being required to make the building ADA compliant. Per the plat committee review the engineer stated at that time that is the only place that would work to add an elevator structurally.

The neighboring property owner did not respond to the notification letter that was sent to inform them of the pending project.

Michael inquired about the duration of the posted sign as he had noticed it was already down and they are to be posted until the public hearing is over. When questioned if it could have been blown away, it was not probable as the same type signs that are put up for Plat Committee actions stay in place for months. Mark Shaffer stated he observed it was still posted on Thanksgiving. Thus it was decided they had met the minimum requirements for legal advertising.

Conditions: None

Motion to approve: John Schuhmacher

Second: Finley Lane

Vote: 10-0

A10-12-23 JEFFERSON TWP., THE BRIDGES SUBDIVISION LOTS 36-42 & 52 Bee Creek Development LLP to vacate a portion of the recorded plat of The Bridges Subdivision for the purpose of re-platting lots. The Bridges is zoned R-2 and located east of SR 1 on Co. Rd. 900 North, Ossian.

Mike explained that this petition is the 1st part of a two-part procedure.

Todd Mohr, land surveyor and Larry Heckber, developer appeared for the petition. This petition is to vacate a portion of the recorded plat of The Bridges subdivision in order to re-plat them. The objective being to re-size the lots after being left with a half-lot when a homeowner purchased 1 ½ lots and the lot that was originally planned for a storage building for the development will not be used for that purpose. With their proposed re-platting if approved there will be 5 marketable lots, rather two half lots.

A10-12-24 JEFFERSON TWP. THE BRIDGES SUBDIVISION LOTS 36-42 & 52 Bee Creek Development LLP requesting to re-plat vacated lots in The Bridges Subdivision. The Bridges Subdivision is zoned R-2 and located south of Ossian on the east side of SR 1 on Co. Rd. 900 North.

Todd Mohr and Larry Heckber as for the prior petition explained the objective is to create 5-lots that will be marketable, and void the ½ lots that they are currently left with.

Per review by the Town of Ossian that provides the utilities for the development there are two lots #37 and #39 that will need to have new water taps, both with curb boxes removed and buried with at least 3-ft. of ground cover. There also are two lots #38 and #40 will need new sewer taps. The town is also requesting a 14' ft. easement between lots #36 and #37 be increased to 20' ft. The easements are to be recorded with Wells County Recorders Office and copies submitted to the Town of Ossian.

Letter from the Town of Ossian with their detailed specifications has been added to the petition file.

- Conditions:
- 1) Utility easement on Lots #36 and #37 must be increased from 14' ft. to 20' ft.
 - 2) Letter from the Town of Ossian stating conditions for the town (excluding water main easement).
 - 3) No more changes until water main easement is granted and County drainage tile is re-routed and easement granted.

Motion to approve: John Schuhmacher

Second: Jarrod Hahn

Vote: 10-0

OTHER BUSINESS:

Rockford Stone Quarry/Berne Redi-Mix discussion:

A letter from Dolores Wilson was received by the Area Plan Office and shared with the board members. Darren Johnson owner operator of the Rockford Quarry and Dan Gordon, resident of the Rockford community were present.

Stated was that the issue with concrete mixing plants was to be considered for an addition or revision to the ordinance was for the entire county and not only the Rockford Quarry.

Mike shared what information he had gathered from questioning other counties and how they have handled this type of land use and situation. The majority approved redi-mix plants by special exception in certain zoning areas. Allen County said it would be allowed next to an existing or operating pit or quarry.

Merits of allowing concrete mixing plants by special exception and where they would be allowed was discussed at length. Mike expressed that the main thing the board needs to be concerned about is that whatever is done the special exception being allowed in some zoning districts preserves the spirit and purpose of the zoning ordinance.

The board reached a consensus that concrete mixing plants will be allowed by special exception. The language for the ordinance will be discussed at the next plat committee meeting and then presented at the next Area Plan Commission meeting.

Motion: Jarrod Hahn

Second: John Schuhmacher

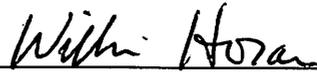
Vote: 10-0

Plat Committee composition for 2011 was discussed excluding Gary Shaw all other members will be retained.

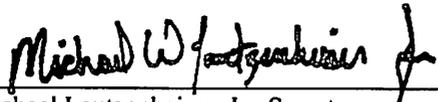
The County Commissioners will be making a new appointment to replace Mark Shaffer on the Board of Zoning Appeals.

Jerome Markley has agreed to continue as the APC member appointed to the Board of Zoning Appeals.

The December 2, 2010 meeting of the Area Plan Commission adjourned at 9:20 p.m.



Bill Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary