

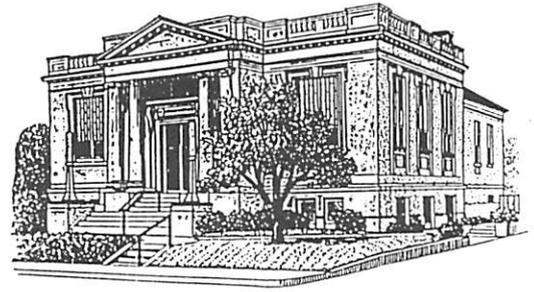
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



February 23, 2011 WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY MARCH 3, 2011, 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 ITEMS

A11-03-03 JEFFERSON TWP. NE/4 21-28N-12E Perma-Column, Inc. requesting development plan approval for an addition to the existing facility. Property is located within the Ossian Industrial Park at 400 Carol Ann Lane, Ossian and zoned I-1.

A11-03-04 HARRISON TWP. NW/4 9-26N-12E Wells County 4-H Association, Inc. requesting approval of a development plan for a structure to replace one that has been removed for the purpose of a concession stand and patio. Site for proposed project is located within the 4-H Park at 1240 S 4-H Road, in an R-1 zone.

OTHER BUSINESS

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner	Jerome Markley
Angie Dial	Keith Masterson
Jarrold Hahn	Mike Morrissey
Bill Horan, President	Tim Rohr
Richard Kolkman	John Schuhmacher
Finley Lane	

Michael Lautzenheiser, Jr., Director

President, Bill Horan called the March 3, 2011 Area Plan Commission meeting to order at 7:30 p.m., all eleven members answered roll call.

February meeting minutes were approved with a motion by Jarrod Hahn and a second by Finley Lane, members voted 11-0.

NEW ITEMS:

A11-03-03 JEFFERSON TWP. NE/4 21-28N-12E Perma-Column, Inc. requesting development plan approval for an addition to the existing facility. Property is located within the Ossian Industrial Park at 400 Carol Ann Lane, Ossian and zoned I-1.

Phillip Stoller represented the development plan requesting to expand the current facility on the backside of the warehouse.

Drainage plan is to direct storm water run-off by a swale to the detention basin directly east of this parcel.

Jarrold Hahn said during the construction the drainage easement may be disturbed and wanted to be sure that it would be repaired to the original design.

Angie Dial confirmed that the Town of Ossian did not have any issues with the project other than the drainage swale that has already been discussed.

Conditions: Swale will be returned to original design if disturbed during construction.

Motion: Mike Morrissey

Second: Jarrod Hahn

Vote: 11-0

A11-03-04 HARRISON TWP. NW/4 9-26N-12E Wells County 4-H Association, Inc. requesting approval of a development plan for a structure to replace one that has been removed for the purpose of a concession stand and patio. Site for proposed project is located within the 4-H Park at 1240 S 4-H Road, in an R-1 zone.

APC President, Bill Horan left the room for this petition, stating his office is associated with the 4-H Association and didn't want it to be construed as a conflict. Vice-President, Jerome Markley chaired this portion of the meeting.

Chris Elser, with Briner Building and Roger Scherer, Extension Educator presented the development plan. The proposed building will replace the old structure that was demolished the previous fall. The new structure will be a 792' sq. ft. concession stand with 1,950 sq. ft. patio. The new building is sited just south of where the old building stood. There will be a new sanitary sewer hook-up to the public utility and a new private water line connection.

A civil engineer reviewed the storm water calculation; there will be approximately 2,000 sq. ft. of additional hard surface on a 40-acre parcel. The drainage design is to flow overland to an existing depression that acts as a storm detention area. Jarrod Hahn added that the change in drainage was negligible when factoring in the grassy and hard surface areas of the entire property.

Conditions: None

Motion: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0 (Bill Horan not present for voting)

DISCUSSION:

Mike related to the board members that it will be necessary to retain another attorney or law firm to represent the Area Plan Commission. Kent Kiracofe will no longer be able to represent the Area Plan due to being appointed judge to replace Judge Hanselman.

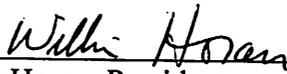
After discussion it was recommended to see if the law firm that Kent Kiracofe, will be leaving is willing to continue the contract for the same amount. Interest in continuing as Area Plan legal counsel was expressed, although a fee had not been discussed yet. Should that not be acceptable with the firm that will now be Myers, Carnall and Antrim, then the position will be put out for bid.

Motion by: Jarrod Hahn

Second: Mike Morrissey

Vote: 11-0

The March 3, 2011, meeting of the Area Plan Commission adjourned at 8:05 p.m.



 Bill Horan, President

ATTEST: 

 Michael Lautzenheiser, Jr., Secretary