

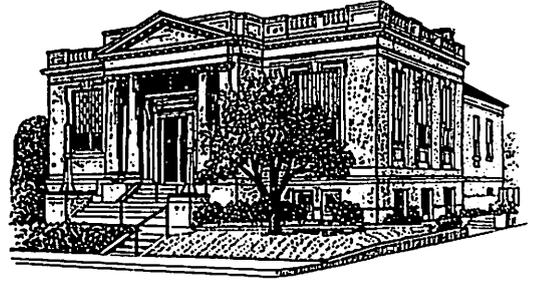
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



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
Angie Dial
Jarrod Hahn
Bill Horan, President
Finley Lane

Jerome Markley
Keith Masterson
Mike Morrissey
John Schuhmacher
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.

Michael informed the board that an attorney has been retained by the County Commissioners to review the WECS ordinance as well as the agreements for economic development and the decommissioning plans for the WECS.

A change in development plan review for small projects as an attempt to reduce cost for those petitioners was explained. Some projects such as residential wind turbine or very small projects that would normally go to the Area Plan Commission Board could possibly be reviewed by the plat committee and then approved by Michael as the Plan Commission Director. Another scenario was to form another sub-committee made up entirely by plan commission members. In addition to reducing the cost, it could expedite the process for those small projects. The consensus of the board was to proceed with making the necessary changes to revise how the small development plan projects will be approved.

Turbine setbacks were discussed at the request of a wind company representative as they wish to have the option to not meet the minimum required setback or cross a property line when the parcels have common ownership. The setback was discussed at length and the consensus was that the 20' ft minimum should be enforced. There are other avenues to explore if it can't be met such as combining parcels or applying to the BZA for reduction of setbacks.

ADJOURN:

The May 6, 2010, meeting of the Area Plan Commission was adjourned at 8:50 p.m.

Bill Horan
Bill Horan, President

Michael Lautzenheiser, Jr.
Michael Lautzenheiser, Jr., Secretary