

Wells County Area Plan Commission

223 W. Washington St. Bluffton, IN 46714

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E-MAIL: GIS@wellscounty.org

Requirements for Filing for a Pond Review

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

1. FEES

- a. Filing Fee \$60.00 (payable to the Wells County Area Plan Commission)

2. FILING

- a. Filled out and Signed Petition
- b. Drawing to scale of proposed pond with dimensions and existing structures.
 - i. All ponds have a fifty (50) foot side, rear, and front yard setback.
- c. Copy of the Property Record Card
- d. Status of any applicable permits from other regulatory agencies
- e. Copy of the Notice of Agricultural Activity Form.

3. PERMITTING

- a. Plat Committee approval of the Pond must be granted prior to applying for an Improvement Location Permit.

*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

Findings of Fact and Ruling Document

PETITION FOR A POND APPROVAL: _____
(To be filled out by the Area Plan Commission Office)

OWNER OF REAL ESTATE (Petitioner): _____
(Owner's Name as shown on the Current Deed of Record)

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____

PHONE #: _____ E-MAIL: _____

LOCATED AT: _____
(Address or Adjoining Street Names, "Ex. 100 N between 300 E and 400 E")

DESCRIPTION: _____
(Brief Legal Description of Parcel, "Ex. 40 A in the NE ¼ of S12-25N-12E")

CURRENT ZONING CLASSIFICATION: _____
(Use www.wellscountygis.org or contact the Plan Commission Office for Information)

PROPOSED POND "Petition": _____
(Brief Description of the Petition, "Ex. 1/3 Acre or 200' X 100'")

PRINT DATE: _____
(Date the document was filled out)

To Be Filled Out By the Petitioner

Signature Date Signature Date

Signature Date Signature Date

(This petition must be signed by 50% of the owners/sellers. If the power of attorney or the trustee is filing this petition then the proper paperwork shall be submitted proving their title to the Area Plan Commission)

To Be Filled Out By the Area Plan Commission Office

Comes now the Wells County Plat Committee and in support of granting _____

Petition for a Pond makes the above Findings of Fact, to wit:

_____ filed a Petition for a Pond as to the following described real estate located in _____ Township, Wells County, Indiana; more particularly described on Exhibit A attached hereto.

On _____, the Wells County Plat Committee conducted a hearing on the Petition in accordance with the Rules of Procedure of the Wells County Plat Committee.

Board of Zoning Appeals Variances:
Plat Committee Modifications: _____

Conditions or Commitments: _____

Wherefore, based upon the above findings of fact and upon the Motion of _____, duly seconded by _____, the Petition for a Pond by _____ is hereby granted by a vote of _____ in favor and _____ opposed.

Plat Committee President

Plat Committee Secretary