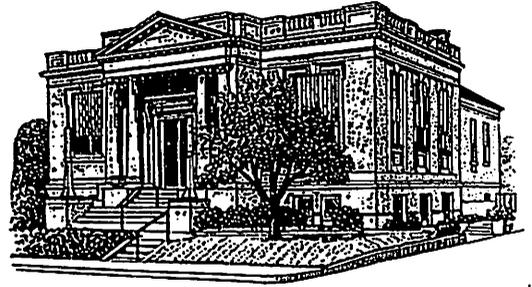


**WELLS COUNTY AREA PLAN COMMISSION**  
**WELLS CARNEGIE GOVERNMENT ANNEX**  
223 W. Washington St.  
Bluffton, Indiana 46714-1955  
Room 211 PHONE - 824-6407



**December 29, 2010**  
**WELLS COUNTY AREA PLAN**  
**COMMISSION MEETING**

**THURSDAY JANUARY 6, 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**

**ELECTION OF OFFICERS FOR 2011**

**APPROVAL OF MINUTES**

**OTHER BUSINESS:**

Proposed language for an ordinance amendment as it will pertain to concrete mixing plants being allowed as a special exception.

**ADVISORY**

**ADJOURN**

ROLL CALL

Harry Baumgartner, Sr.	Finley Lane
Angie Dial	Jerome Markley
Jarrold Hahn	Keith Masterson
Bill Horan	Tim Rohr
Dick Kolkman	John Schuhmacher

Michael Lautzenheiser, Jr., Secretary

The January 6, 2011 meeting of the Area Plan Commission was called to order at 7:30 p.m. by 2010 board president, Bill Horan. Roll call was answered by 10 members, Mike Morrissey was absent. Bill Horan welcomed Tim Rohr to the board as the County Commissioners' appointment to fill out the remainder Mark Shaffer's' term.

Minutes from the December meeting were approved 9-0-1 with a motion by Jarrod Hahn and seconded by John Schuhmacher, Tim Rohr abstained.

**ELECTION OF OFFICERS FOR 2011**

**President:** Bill Horan

Nomination and motion to retain Bill Horan by: Jarrod Hahn

Second: Finley Lane

Vote: 10-0

**Vice-President:** Jerome Markley

Nomination and motion for Jerome Markley: Angie Dial

Second: John Schuhmacher

Vote: 10-0

**Secretary:** Michael Lautzenheiser, Jr.

Motion to retain Michael Lautzenheiser, Jr. by: Jarrod Hahn

Second: John Schuhmacher

Vote: 10-0

**Appointment to the BZA:** Jerome Markley

Motion to retain Jerome Markley by: Jarrod Hahn

Second: Keith Masterson

Vote: 10-0

**Budget Committee:** Bill Horan, Finley Lane and Jarrod Hahn

Jarrold Hahn offered to fill the vacancy left by Mark Shaffer

Motion: John Schuhmacher

Second: Jerome Markley

Vote: 10-0

**Plat Committee:** Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Jerry Petzel and Gary Shaw

Motion: Jarrod Hahn  
Second: Keith Masterson  
Vote: 10-0

**APC Attorney & Compensation Agreement: Kent Kiracofe**

Motion: Jarrod Hahn  
Second: John Schuhmacher  
Vote: 10-0

**Other Business: Discussion on concrete mixing plants in conjunction with stone quarries.**

A letter from APC Attorney, Kent Kiracofe commenting on the first draft of a proposed ordinance amendment for concrete mixing plants being allowed in A-1 and I-1 zoning districts as a special exception and a draft of the proposed ordinance was mailed to members in advance for review.

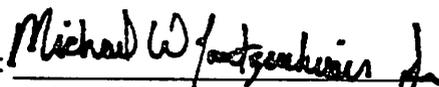
A concrete mixing plant will be allowed per the approval of the Board of Zoning Appeals by special exception in an A-1 or I-1 zone when located on the same or adjacent parcel of a stone quarry. Should approval be granted by the BZA then a development plan approval by the Area Plan Commission must be obtained. In addition any other permits by other regulatory agencies must be granted. The respective legislative body for the streets and roads as well shall have the authority to have a road maintenance agreement.

Dolores Wilson a resident of the Rockford community was present again to state her objections to the cement mixing plant that has located at the Rockford Quarry on a temporary permit. Ms. Wilson states that she feels it reduces the value of her property. And spoke on behalf of Gary Mounsey saying he called her to object due to the truck traffic that goes by his home on 500 West at SR 124

The first draft will have the appropriate changes and corrections made and forwarded to Kent Kiracofe for legal review. The goal is to have the ordinance ready for the APC vote at the February meeting.

The January 6, 2011, meeting adjourned at 8:25 p.m.

  
\_\_\_\_\_  
William Horan, President

ATTEST:   
\_\_\_\_\_  
Michael Lautzenheiser Jr., Secretary