

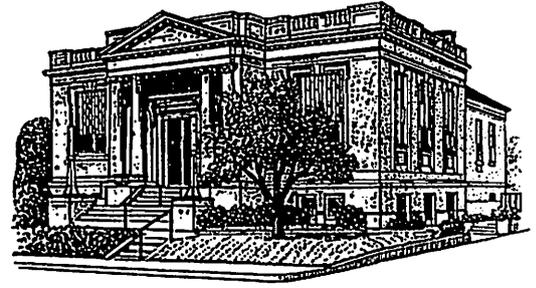
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



January 28, 2011 WELLS COUNTY AREA PLAN COMMISSION MEETING

**THURSDAY FEBRUARY 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 ITEM

A11-02-01 JEFFERSON TWP. NW/4 15-28N-12E Dana Pursley, as President of S&P Rentals, Inc. requesting development plan approval for an addition to the existing convenience store at 404 N. Jefferson, Ossian in a B-1 zoning district.

A11-02-02 WELLS COUNTY ZONING AND FLOODPLAIN MANAGEMENT ORDINANCE AMENDMENT: Wells County Area Plan Commission to adopt amendment to the ordinance for special exceptions.

OTHER BUSINESS

ADVISORY

ADJOURN

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The February 3, 2011, meeting of the Area Plan Commission was called to order at 7:30 p.m. by President, Bill Horan; all members were present for roll call.

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the January meeting; Finley Lane seconded the motion, the motion carried 11-0.

NEW ITEMS:

A11-02-01 JEFFERSON TWP. NW/4 15-28N-12E Dana Pursley, as President of S&P Rentals, Inc. requesting development plan approval for an addition to the existing convenience store at 404 N. Jefferson, Ossian in a B-1 zoning district.

Brad Pursley and Jim Burns of Burns Builders presented the development plan for the 15' ft. X 65' ft addition to the rear of the structure for the purpose of expanding the retail sales area and storage capacity of the convenience store.

The plans didn't require drainage calculations as the drainage will not change the addition will be constructed over existing hard surface. The property is served by the municipal storm sewer.

Angie Dial said she had only heard of one comment or concern that pertained to parking since the employee parking would be lost.

Brad Pursley explained some parking will be added to the side of the building where a freezer will be removed and the kerosene tank will be moved and the dumpster area is going to be smaller, along with the couple of spaces that will remain in the back; in the end there will be more parking spaces.

Conditions: None

Motion: Mike Morrissey

Second: Jarrold Hahn

Vote: 11-0

A11-02-02 WELLS COUNTY ZONING AND FLOODPLAIN MANAGEMENT ORDINANCE AMENDMENT: Wells County Area Plan Commission to adopt amendment to the ordinance for special exceptions.

Michael presented the text for the revisions that will address Special Exceptions. Board members received a draft as well as a comment letter from APC Attorney, Kent Kiracofe pertaining to the revisions.

Noted also, that as the discussion at past meetings most recently has been about a concrete mixing plant being located at the Rockford Stone Quarry, adoption of the pending amendments would address the same type of land use with a stone quarry anywhere else in the county.

A member of the audience, Gary Mounsey expressed his concerns about the traffic and the road conditions, speed limit and engine braking. Gary was informed that County Commissioners are responsible for road ordinances, and he should relate his concerns to them. Jarrod Hahn added that he believed there had been a county-wide ordinance passed against engine braking.

The proposed ordinance revisions will also address housing in conjunction with an approved business or religious facility. The residence/living area must be on the same parcel as the approved business or religious facility and be occupied by only the owner or manager of the property.

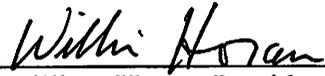
Motion to Approve: John Schuhmacher

Second: Finley Lane

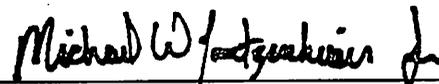
Vote: 11-0 to send the ordinance revisions to incorporated towns, City of Bluffton, City of Ossian and County Commissioners.

OTHER BUSINESS:

The February 3, 2011 Area Plan Commission meeting adjourned at 8:20 p.m.



William Horan, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary