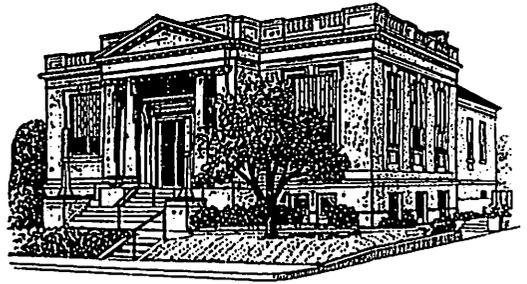


WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

**223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407**



January 28, 2010 WELLS COUNTY AREA PLAN COMMISSION MEETING

**THURSDAY FEBRUARY 4, 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 ITEM:

A10-02-02 UNION TWP., NE/4 4-28N-11E Lengerich Meats, Inc. requesting approval for expansion to the existing facility at 3095 VanHorn St., Zanesville in an I-2 zone.

A10-02-03 HARRISON TWP., SW/4 25-26N-12E Robert E. and David A. Pence request approval for a temporary wind MET test tower to be located south of 400 South on the County Home Rd., property is zoned A-1.

A10-02-04 HARRISON TWP., SW/4 33-26N-12E Kenneth and Anna Reinhard Revocable Living Trust request approval for a temporary wind MET test tower to be located at SR 218 and Co. Rd. 200 East, property is zoned A-1.

A10-02-05 LIBERTY TWP., SW/4 20-26N-11E Herbert and Phyllis Grover request approval for a temporary wind MET test tower to be located at 400 South and 500 West, property is zoned A-1.

A10-02-06 CHESTER TWP., NW/4 5-25N-11E C. J. and Catherine Mounsey request approval for a temporary wind MET test tower to be located at SR 218 and Co. Rd. 500 West, property is located in an A-1 zone.

OTHER BUSINESS:

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner	Jerome Markley
Angie Dial	Keith Masterson
Jarrold Hahn	John Schuhmacher
Richard Kolkman	Mark Shaffer
Finley Lane	

Michael Lautzenheiser, Jr., Director

The February 4, 2010, meeting of the Area Plan Commission was called to order at 7:30 p.m. by Vice-President, Mark Shaffer, roll call was answered by 8 members, John Schuhmacher entered at 7:35 p.m., Bill Horan and Mike Morrissey were absent

APPROVAL OF MINUTES:

Jarrold Hahn made a motion to approve the minutes from the January meeting; Finley Lane seconded the motion, the motion carried 8-0.

NEW ITEMS:

A10-02-02 UNION TWP., NE/4 4-28N-11E Lengerich Meats, Inc. requesting approval for expansion to the existing facility at 3095 VanHorn St., Zanesville in an I-2 zone.

Walter Stephen of Lengerich Meats appeared for the development plan stating they are proposing a small addition and renovations to the existing structure specifically in their retail area. The addition will be over an existing stone surface and the utilities or drainage will not change.

Motion to Approve: Jarrold Hahn
Second: Jerome Markley
Vote: 8-0
Conditions: None

NOTE: the following 4 petitions are identical in that they are all temporary MET towers that are the same in construction to be placed in 4 different locations. The petitions will not follow numerical order for this hearing per the request of Jarrold Hahn to have the Reinhard petition presented first as he will be excusing himself from this portion of the meeting.

A10-02-04 HARRISON TWP., SW/4 33-26N-12E Kenneth and Anna Reinhard Revocable Living Trust request approval for a temporary wind MET test tower to be located at SR 218 and Co. Rd. 200 East, property is zoned A-1.

John Doster with Wind Capital Group appeared for this petition as well as the three following petitions all for the same type structure and use at different locations.

Each petition is for a temporary test tower that will be a 60-meter structure that is for the sole purpose of collecting wind data.

This first site plan for the Kenneth and Anna Reinhard property shows a County regulated drain, County Surveyor Jarrod Hahn stated it was verified that the tower would have a greater distance from the easement than the drawing actually depicts. Jarrod Hahn excused himself at this time from this portion of the meeting.

All setbacks are shown on the site plans to have been met from property lines and existing residences (the last petition has one exception). All structures will have guy wires all are cylindrical tower design to prohibit climbing. Michael stated these towers are the same as the test towers that were approved at the January meeting.

Motion to approve: John Schuhmacher
 Second: Keith Masterson
 Vote: 8-0

A10-02-03 HARRISON TWP., SW/4 25-26N-12E Robert E. and David A. Pence request approval for a temporary wind MET test tower to be located south of 400 South on the County Home Rd., property is zoned A-1.

Represented by John Doster, MET tower same design and construction as previous petition. Site plan indicates that the required setbacks will be met.

Motion to approve: Angie Dial
 Second: Finley Lane
 Vote: 8-0

A10-02-05 LIBERTY TWP., SW/4 20-26N-11E Herbert and Phyllis Grover request approval for a temporary wind MET test tower to be located at 400 South and 500 West, property is zoned A-1.

Represented by John Doster, MET tower same design and construction as previous petition. Site plan indicates that the required setbacks will be met.

Motion to approve: Jerome Markley
 Second: Angie Dial
 Vote: 8-0

A10-02-06 CHESTER TWP., NW/4 5-25N-11E C. J. and Catherine Mounsey request approval for a temporary wind MET test tower to be located at SR 218 and Co. Rd. 500 West, property is located in an A-1 zone.

Represented by John Doster, MET temporary test tower same design and construction as the previous petitions with the exception that a waiver has been signed and recorded for a reduced setback from a residence on the property that is owned by the petitioner's. The required setback distance to property boundary lines will be met.

Motion to approve: Angie Dial

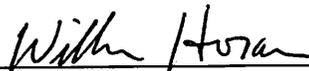
Second: John Schuhmacher

Vote: 8-0

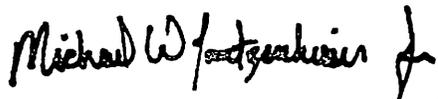
ADVISORY/DIRECTOR COMMENTS:

Mike informed the board that a second public informational meeting for the public and wind energy company representatives has been scheduled for February 18 at 7:00 p.m. in the meeting room at the Annex.

The February 4, 2010 Area Plan Commission meeting adjourned at 8:00 p.m.



William Horan, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary