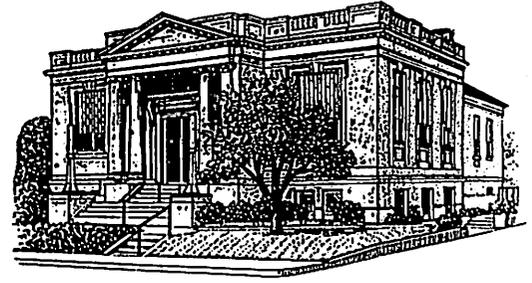


WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

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



FEBRUARY 26, 2010 WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY MARCH 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 ITEMS:

A10-03-07 LIBERTY TWP., SW/4 24-26N-11E Janice E. Soper requesting development plan approval for a temporary wind MET Tower to be located on Co. Rd. 200 West between 500 South and SR 218. Property is zoned A-1.

A10-03-08 NOTTINGHAM TWP., SE/4 13-25N-12E Charles D. Fiechter requesting development plan approval for a temporary wind MET Tower to be located near the intersection of Co. Rd. 900 South and 600 East. Property is zoned A-1.

OTHER BUSINESS:

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner	Jerome Markley
Angie Dial	Keith Masterson
Jarrold Hahn	Mike Morrissey
Bill Horan, President	John Schuhmacher
Richard Kolkman	Mark Shaffer
Finley Lane	Michael Lautzenheiser, Jr., Director

President, Bill Horan called the March 4, 2010 Area Plan Commission meeting to order at 7:30 p.m., all eleven members answered roll call

February meeting minutes were approved with a motion by Mark Shaffer and a second by Jarrod Hahn, approval was unanimous with an 11-0 vote.

NEW ITEMS:

A10-03-07 LIBERTY TWP., SW/4 34-26N-11E Janice E. Soper requesting development plan approval for a temporary wind MET Tower to be located on Co. Rd. 200 South between 500 South and SR 218, property is zoned A-1.

Petition represented by Dan Venard of Wind Capital Group, the temporary 60-meter MET test tower is identical to those that have been approved at the last two APC meetings. The site plan indicates all requirements set forth by the zoning ordinance will be met.

Michael verified that the plat committee had reviewed the site plan and is satisfied the project will be in compliance.

Conditions: None
Motion: Mike Morrissey
Second: Mark Shaffer
Vote: 10-0 (Hahn abstained)

A10-03-08 HARRISON TWP., SE/4 13-25N-12E Charles D. Fiechter requesting development plan approval for a temporary wind MET Tower to be located near the intersection of Co. Rd. 900 South and 600 East, in an A-1 zone.

Dan Venard also presented the development plan for this location of a 60-meter MET test tower and the same as above applies, the plat committee reviewed the project and found the requirements will be met.

Jarrold Hahn mentioned that the site plan indicates that the guy wires on the project as on past petitions are completely out of the drainage easement, but has requested that they contact his office when they stake out the site.

Conditions: None

Motion: Mike Morrissey

Second: John Schuhmacher

Vote: 10-0 (Hahn abstained)

DIRECTOR COMMENTS:

Mike informed the board members that March 18 at 7:00 p.m. an informational meeting would be held for anyone who is interested in the wind energy projects and representatives from the wind energy companies will be in attendance for discussion on the new ordinance pertaining to the various types and sizes of wind turbines.

County commissioners will meet in an executive session to discuss retaining an attorney to draft an agreement for road maintenance, repair and a decommission plan as it would apply to wind turbines.

ADVISORY and DISCUSSION:

Joel Fremion appeared to plead his case pertaining to a violation that has not been resolved over a period of months. The violation is an accessory structure (gazebo) that exceeds maximum height and storage of materials and/or refuse of his furniture making business in Uniondale. Mr. Fremion states business has not been good and he possibly will be closing the business. The board members agreed to allow him 60 days to either rectify the violations by bringing the property into compliance or filing the appropriate petitions to request the excessive height allowance and expansion of the business, specifically the storage of materials on an adjacent lot.

Motion: Mark Shaffer

Second: Mike Morrissey

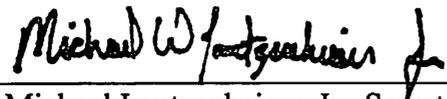
Vote: 10-0-1 abstained

The March 4, 2010, meeting of the Area Plan Commission adjourned at 8:15 p.m.



Bill Horan, President

Mark Shaffer, Vice-President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary