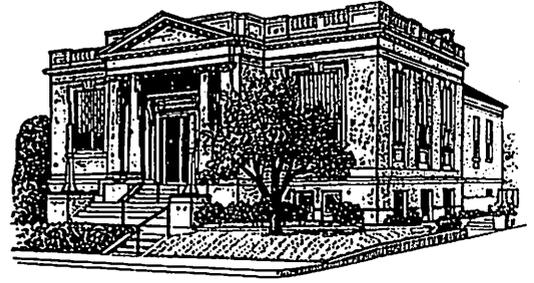


WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

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



March 26, 2010 WELLS COUNTY AREA PLAN COMMISSION MEETING

**THURSDAY APRIL 1, 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:

A10-04-09 HARRISON TWP., SW/4 5-26N-12E Kroger Limited Partnership II requesting development plan approval for a roof expansion for outside break area. Property is located at 1111 S. Adams St., and zoned I-1.

A10-04-10 LANCASTER TWP., SW/4 32-27N-12E K & R Gas Services, LLC requesting development plan approval for an accessory structure to be located at 1637 W. Lancaster St., in an I-1 zone.

OTHER BUSINESS: Wind energy ordinance discussion

ADVISORY

ADJOURN

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

Board Vice-President, Mark Shaffer, called the April 1, 2010 meeting of the Area Plan Commission to order at 7:30 p.m.; eight members answered roll call, Bill Horan, Mike Morrissey and John Schuhmacher was absent.

Jarrold Hahn offered a motion to approve the minutes from the March meeting and Finley Lane seconded the motion; minutes approved by an 8-0 vote.

NEW ITEMS:

A10-04-09 HARRISON TWP., SW/4 5-26N-12E Kroger Limited Partnership II requesting development plan approval for a roof expansion for an outside break area. Property is located at 1111 S. Adams St., and zoned I-1.

Brian Harshbarger from Briner Building represented the development plan petition for the proposed project at the warehouse facility more commonly referred to as Peyton’s Northern. The project consists of improving and enlarging an existing employee break area on the west side of the facility. Plans include a 20’ X 70’ canopy and enclosing the north and south ends with the west side remaining open with a railing. New concrete will be raised approximately 2’ ft. but it was stated they are replacing hard surface with hard surface and drainage will not be impacted.

Arley Higginbotham, 1004 S. Adams St. spoke from the audience stated he lives directly across the street from Peyton’s and has concerns about the drainage.

Jarrold Hahn explained the path of the storm water run-off that it goes from the west to the east and then north. And that the construction will be over what is already concrete and paved and the run-off will not change with the construction of this project.

Motion to approve: Jarrod Hahn
 Second: Jerome Markley
 Conditions: None
 Vote 8-0

A10-04-10 LANCASTER TWP., SW/4 32-27N-12E K & R Gas Services, LLC requesting development plan approval for an accessory structure to be located at 1637 W. Lancaster St., in an I-1 zone.

Eric Kiefer for K & R Gas Services doing business as Apache Propane was present for the development plan presented by Joel Hoehn of Stoodly and Associates. The proposed project is for a 120' X 50' accessory structure with a 24' X 35' office area north of where the existing propane tanks are located. A small amount of additional stone parking area will be added to what already exists. Two drainage plans were discussed one being with a detention basin on the property, which would take in a large portion of the parcel. The second proposal is to widen out the existing ditch.

Jarrold Hahn explained that it wasn't the best situation to have the drainage ditch and a detention pond constructed right beside it on such a narrow parcel. Widening the drainage ditch making it a two-stage ditch having the detention in the ditch for this project would be more practical. Jarrold added that the drainage board has approved both plans to either allow a reduction in the required setback for a legal drain or the option to create the two-stage ditch, stating his personal opinion is that the two-stage ditch is the better option.

Eric Kiefer stated that the two-stage ditch is their preference also, that it will not take up so much of the property.

Motion to approve: Jarrold Hahn

Second: Keith Masterson

Conditions: Project will implement the 2-stage ditch option.

Vote: 8-0

DISCUSSION:

The merits of changing the maximum height allowance in the S-1 zoning district to allow agricultural buildings to exceed 20' foot. There have been two separate requests recently for properties that are in an S-1 zone that are being used as and are in the vicinity of A-1 zoning.

There are two ways to address the issue for those situations other than changing the height allowance; one being the property owner may petition to rezone the property to A-1 or A-R; the second being to file a variance request petition with the Board of Zoning Appeals.

After lengthy discussion it was the consensus of the board not to change the height allowance and each property owner would need to file the appropriate petition either to rezone or request a variance pending which would best serve their needs.

Michael gave an up-date on the status of the proposed WECS ordinance. One aspect to be resolved is the buffer or setbacks from municipal or incorporated town limits. Board members representing incorporated towns need to met with their town boards to determine what they believe would be a suitable distance to establish as a buffer. The greater the buffer or setback the potential economic development funding will decrease in relationship to that distance.

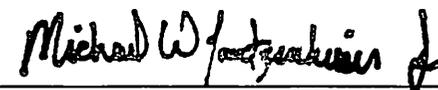
There was discussion pertaining to noise levels and the wind turbines are held to a level of 50 decibels. It was stated that this is considered an acceptable level that will not deter from the enjoyment of residential property.

There was some discussion pertaining to noise levels produced from industrial zoned properties, it was stated wind farm standards compared to industrial operations in an industrial zone is not a good comparison.

The April 1, 2010 meeting of the Area Plan Commission adjourned at 8:45 p.m.



William Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary