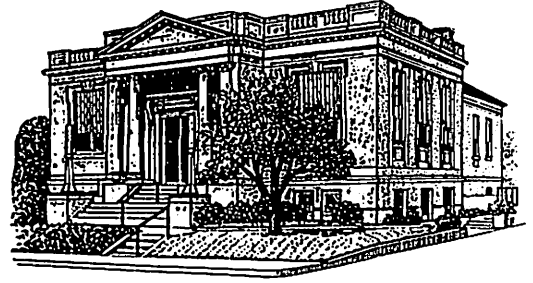


WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

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



May 26, 2010 WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY JUNE 3, 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:

A10-06-12 JEFFERSON TWP. SE/4 3-28N-12E Michel and Julie Heckber for Heckber Farms, Inc. requesting to rezone 5.52 acres at 3539 E 1100 North from S-1 (Suburban) to A-R (Agriculture/Residential).

A10-06-13 HARRISON TWP., SW/4 4-26N-12E AgBest, LLC requesting Development Plan approval for a concrete spill containment dike. Property is located at 705 W Market St., Bluffton and zoned I-1.

A10-06-14 Wells County Zoning and Floodplain Management Ordinance and Wells County Subdivision Control Ordinance Amendments.

A10-06-15 Wells County Area Plan Commission Fee Ordinance Revisions.

OTHER BUSINESS: Clara Bradford for Sunnyglenn Est., Lot 40 Detention Area

ADVISORY

ADJOURN

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The June 3, 2010, meeting of the Area Plan commission was called to order at 7:30 p.m. by President, Bill Horan. Roll Call was answered by all eleven members.

Mike Morrissey made a motion to approve the minutes from the previous meeting; Jarrod Hahn seconded the motion and the motion carried 11-0.

NEW ITEMS:

A10-06-12 JEFFERSON TWP. SE/4 3-28N-12E Michel and Julie Heckber for Heckber Farms, Inc. requesting to rezone 153 acres at 3539 E 1100 North from S-1 (Suburban) to A-R (Agriculture/Residential).

Michel Heckber represented the rezone request for Heckber Farms. The Heckber's are requesting to rezone their property for the sole purpose of being able to continue with current use of farming. And to have the ability to construct barns or grain bins associated with the farming practice that will exceed 20' ft. in height. The S-1 zoning that is currently in place has a 20' ft. maximum height for structures that is restrictive for their farming operation.

A do pass recommendation will be sent to the County Commissioners for final approval.

Conditions: none

Motion to approve: Jarrod Hahn

Second: Mark Shaffer

Vote 11-0

A10-06-13 HARRISON TWP., SW/4 4-26N-12E AgBest, LLC requesting Development Plan approval for a concrete spill containment dike. Property is located at 705 W Market St., Bluffton and zoned I-1.

Representing the petition were Chris Elser design engineer with Briner Building, and Steve Prible, with AgBest. The development consists of constructing an overflow containment spill dike. The existing dirt and compromised masonry dike will be removed and a slab surrounding the fuel storage tanks with a 20" inch retaining wall will replace them.

At the corner of the containment area there will be a small drainage pipe with a manual control valve to release any rainwater that collects.

Conditions: none

Motion: Mark Shaffer

Second: Mike Morrissey

Vote: 11-0

A10-06-14 Wells County Zoning and Floodplain Management Ordinance and Wells County Subdivision Control Ordinance Amendments.

Michael presented a timeline summary of the meetings leading up to the final draft of the WECS ordinance and amendments.

The document has passed legal review and will be presented to the Cities of Bluffton and Ossian, County Commissioners and the incorporated towns with a goal of having the amendments adopted by July.

Motion to approve: Mike Morrissey

Second: John Schuhmacher

Vote: 11-0

A10-06-15 Wells County Area Plan Commission Fee Ordinance Revisions.

The proposed fee schedule will change to lower the cost of the \$125.00 filing fee for a BZA petition to the same fee as an APC petition both will be \$100.00.

A change in format for the published legal ad will result in a savings as well. The lengthy legal description used from deeds will no longer be included in the legal but more information pertaining to the location and project will be in the legal ad. The News-Banner cost will be \$85.00 per legal if it does not exceed 6 column inches. This will be a savings of \$65.00 to the petitioner.

A fee of \$10.00 will be collected for the disposable type sign to be posted at the site for all APC and BZA petitions. Signs will be similar to the sign currently being posted for minor subdivisions approved by the Plat Committee.

Motion to approve: Mark Shaffer

Second: John Schuhmacher

Vote: 11-0

OTHER BUSINESS:

Sunnyglenn Addition: received a complaint from a resident about the drainage of the detention basin. There was discussion and some suggestions made that may help to dry out the basin. To enlarge or reconstruct the basin would require APC approval, another suggestion was to have a perforated tile installed to help drain away and dry out the basin that would not require APC approval if they didn't change the size or depth of the detention basin.

Rockford Quarry: The proposed meeting at the Rockford Quarry for later in June will not be held. Discussion pertaining to the temporary concrete plant at the quarry will be discussed at the July meeting.

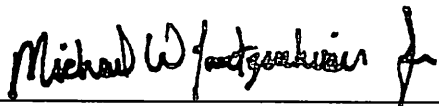
DIRECTORS COMMENTS:

ADJOURN:

The June 3, 2010 meeting of the Area Plan Commission adjourned at 8:25 p.m.



William Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary