

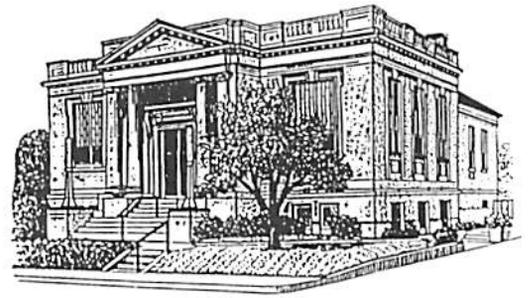
# WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



**June 25, 2010**

## **WELLS COUNTY AREA PLAN COMMISSION MEETING**

**THURSDAY JULY 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:**

A10-07-16 LIBERTY TWP. NW/4 29-268N-11E Bobbi Flanagan requesting to divide a 10-acre minor-subdivision. Property is located at the corner of Co. Rd. 500 West and 400 South and is zoned A-1.

**OTHER BUSINESS:**

Rockford quarry temporary concrete mixing plant

**ADVISORY**

**ADJOURN**

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

Area Plan Commission board president, Bill Horan called the July 1, 2010, meeting to order at 7:30, roll call was answered by 9 members; Finley Lane and Mark Shaffer were absent.

Mike Morrissey made a motion to approve the June meeting minutes. Jarrod Hahn seconded the motion and the motion carried by a 9-0 vote.

**NEW ITEM:**

**A10-07-16 LIBERTY TWP. NW/4 29-26N-11E Bobbi Flanagan requesting to divide a 10-acre minor-subdivision. Property is located at 4938 W 400 South, Liberty Center, and zoned A-1.**

Bobbi Flanagan appeared to request the approval to divide a 10-acre minor subdivision parcel into two tracts; one would be an 8-acre tract that is just bare ground and then a 2-acre tract that will include the home.

The parcel meets all the minimum requirements per the zoning ordinance to allow the one-time division of a previous sell-off.

Conditions: None  
 Motion to approve: Jarrod Hahn  
 Second: John Schuhmacher  
 Vote: 9-0

**OTHER BUSINESS:**

Residents from the community of Rockford appeared as they believed there would be action taken pertaining to the Berne Redi-Mix plant that has a temporary permit allowing it to be located at the Rockford Stone Quarry in an A-1 zone.

Darrin Johnson, owner of the quarry appeared and asked for discussion to be continued until the next meeting as he would like to have legal counsel in attendance.

Dolores Wilson, a resident of Rockford had made the request for an organized meeting of residents of the community with Darrin Johnson to take place at the stone quarry.

Darrin Johnson was not receptive to that idea, but says he has an open-door policy and anyone interested could visit the quarry, stating there are rules and regulations that prohibit a meeting to take place at the quarry.

Bill Horan explained that it is out of the Area Plans scope of authority to organize or authorize a meeting at another business location.

Gary Mounsey stated he has issues with the truck traffic, and road conditions. He stated he had requested that the county highway department post speed limit signs, and that a county commissioner referred him to the Area Plan Commission.

Jarrold Hahn explained to Mr. Mounsey that the County Commissioners have total authority over the roads in the county and the Area Plan Commission has none.

Ron Marshall stated his understanding from the meeting last June was that the ordinance would be revised to allow the permanent placement of the redi-mix plant.

The ordinance amendment process was explained and an estimated time-frame, explaining that the temporary permit was issued for 3-years and the first year is just being finished and it could possibly be at the end of the 3-years before any decision would be made.

Lengthy discussion regarding rezoning the property not being a popular solution and the merits of a special exception for this type of use with a stone quarry were debated.

The residents in attendance were told a change if the board deems it appropriate will not be in the next few months; but that this is just the beginning of discussions and the board will do their due-diligence as they did for the wind energy ordinance which was just completed after many months of research and meetings.

Darrin Johnson requested an outline of the proposed procedures so he would be able to prepare his agenda, stating he has a legal business in Wells County and the only thing he is willing to discuss is the redi-mix plant and not the stone quarry.

Mrs. Wilson states she does not understand how the two can be separated, stating how would it be determined that the rock crushing was for the stone quarry or the redi-mix plant. Her complaints are the noise from the stone crusher that she hears in the early morning hours and excessive dust; although she admitted this season the dust has not been as bad as last.

The July 1, 2010 meeting of the Area Plan Commission adjourned at 8:15 p.m.

Willie Horan  
Bill Horan, President

ATTEST: Michael W. Lautzenheiser, Jr.  
Michael Lautzenheiser, Jr., Secretary