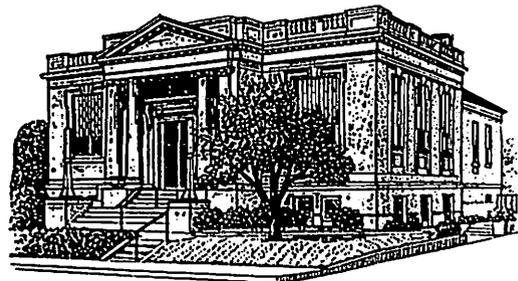


WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

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



August 27, 2010 WELLS COUNTY AREA PLAN COMMISSION MEETING

**THURSDAY SEPTEMBER 2, 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 ELEVATOR ENTRANCE - EAST SIDE OF THE BUILDING**

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEMS:

A10-09-19 LIBERTY TWP. SESW/4 29-26N-11E Patricia Grover by Wells County Wind, LLC requesting development plan approval for a WECS (Wind Energy Conservation System) 328' ft. test facility to be located in an A-1 zone at 4591 W 500 South, Poneto

OTHER BUSINESS:

Joel Fremion violation discussed at the March APC meeting as of this date still unresolved.

Rod Renkenberger, Maumee River Basin Commission Director will attend for discussion on the topic of floodplain and flood insurance.

ADVISORY

ADJOURN

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

President, Bill Horan, called the meeting of the Area Plan Commission to order at 7:30 p.m., roll call was answered by ten members; Mike Morrissey was absent.

Jarrold Hahn offered a motion to approve the minutes from the August meeting and Mark Shaffer seconded the motion, the minutes were approved 10-0.

NEW ITEM:

A10-09-19 LIBERTY TWP. SESW/4 29-26N-11E Patricia Grover by Wells County Wind, LLC requesting development plan approval for a WECS (Wind Energy Conservation System) 100 Meter (328' ft.) test facility to be located in an A-1 zone at 4591 W 500 South, Poneto.

Kent Dougherty with Apex Wind Energy presented the development plan, stating the project is for a 100 meter MET test tower on a 160-acre parcel. This tower will be taller than those previously approved 60 meter towers approved in the southern portion of the county, as it has been determined that it is beneficial to capture data in that gap from the 60 to 100 meter span. The 100 meter towers they believe allow more accurate data that helps in the future placement of towers as well as providing better data to the financial institutions backing the projects. Due to the height of the structure it will be illuminated and FAA approval must be granted.

Jarrold Hahn stated the guy wires are out of the drainage easement and excused himself from the room for the discussion and voting on this petition.

Conditions: FAA permit will be obtained before local permit is issued
 Motion to approve: Mark Shaffer
 Second: Keith Masterson
 Vote: 9-0

OTHER BUSINESS:

Violation Update

Michael informed the board that the Joel Fremion violation has not been resolved as of this date and the grace period that the board had allowed him to either file petitions or bring the property

into compliance has expired. A letter was sent to him requesting him to attend the meeting to discuss further what his intentions are to solve the violations.

As there has not been any correspondence in any form from Mr. Fremion; with the board's approval Michael requested that the matter be forwarded to the APC legal counsel.

Motion to forward to legal counsel by: Mark Shaffer

Second: John Schuhmacher

Vote: 10-0

INFORMATIONAL PUBLIC MEETING:

Rod Renkenberger from the Maumee River Basin Commission conducted an informational session on floodplain issues and the role the Area Plan Commission plays in floodplain management.

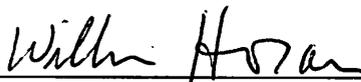
A brief summary of some of the topics covered were as follows:

How flood insurance rate maps are created and data that was used to create the original FEMA maps and the goal now is to update all flood maps where none would be more than 5 years old.

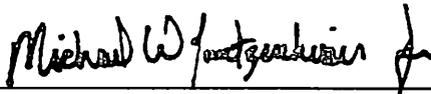
Flood insurance requirements and steps in correcting mapping errors.

Community rating and how not protecting the floodplain by proper floodplain management impacts the county as a whole for participating in the Federal Floodplain Insurance Program.

The September 2, 2010, meeting of the Area Plan commission was adjourned at 9:00 p.m.



Bill Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary