

Meeting Minutes

Wells County Plat Committee

January 20, 2011

Roll Call

| | |
|---------------------------|-------------|
| Michael Lautzenheiser Jr. | <u>Here</u> |
| Jarrod Hahn | <u>Here</u> |
| William Horan | <u>Here</u> |
| Jerry Petzel | <u>Here</u> |
| Gary Shaw | <u>Here</u> |

Meeting Minutes for January 6, 2011

| | |
|------------------|--------------------|
| Conditions: | |
| Motion to Accept | <u>Jarrod Hahn</u> |
| Second | <u>Gary Shaw</u> |
| Vote: | <u>5-0</u> |

Major Subdivision:

Development Plans:

Ossian Deli
15' X 65.5' Building Addition
Building Addition

The Plat Committee reviewed the plan and heard the proposal for the commercial building addition. The Plat Committee recommended the following changes be made to the plan prior to the Plan Commission hearing.

1. Show surface drainage direction on the site due to the fact that the whole site is hard surface.
2. Revise the title box on the drawing to include owner's name and site address.
3. Show neighboring school administration building due to the fact that it is less than 20' from the property line.

Pond:

**PC 2011-008 Paul Reiff
SW Cor Of 200 S and 500 W
Pond**

The Plat Committee reviewed the filing information for the Pond, and found the petition to be in conformance with the Wells County Zoning and Subdivision Control Ordinance. This pond is to be an extension of existing pond that was never finished. The dirt mound will be pulled back from the existing location of the current pond. Creating a pond that will be better conforming to the ordinance. This is permitted within the expansion of a legal non-conforming structure section of the zoning ordinance.

Conditions:

Motion to Approve: Jerry Petzel
Second: Gary Shaw
Vote: 5-0

Minor Subdivisions, Additions, and Combines:

**PC 2011-006 and PC 2011-007 Pamela S Mader and Stephen F Ray
Southwest of the intersection of 600 E and 300 N
7.379 A 175' RF
Combine
Minor Subdivision**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Combine and Minor Subdivision, and found the petition to be in conformance with the Wells County Zoning and Subdivision Control Ordinance.

Conditions:

Motion to Approve: Jarrold Hahn
Second: Gary Shaw
Vote: 5-0

**PC 2011-009 Scott Bauermeister and Stan Worthman
750 E Between 800 N and 900 N
15.16 A 821.06' RF
2 Splits with Minor and 2 Splits with Primary
Minor Subdivision**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision, and found the petition to be in conformance with the Wells County Zoning and Subdivision Control Ordinance.

Conditions:

Motion to Approve: Jarrold Hahn
Second: Gary Shaw
Vote: 5-0

**PC 2011-010 Randal and Linda Plummer
1150 S between 700 E and 800 E
8.72 A 662' RF
Minor Subdivision**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision, and found the petition to be in conformance with the Wells County Zoning and Subdivision Control Ordinance. The Plat Committee did have concern about the proximity of the proposed split to an existing CAFO. The Plat Committee acknowledged that the proximity may cause issues in years to come if the site is to be used as a residence, but this does not violate any ordinances.

Conditions:

Motion to Approve: Jarrod Hahn

Second: Jerry Petzel

Vote: 5-0

**PC 2011-011 William Smith
3285 E 1000 S
5.11 A 400' RF
Share 1 Split
Keep Remaining 4
Minor Subdivision**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision, and found the petition to be in conformance with the Wells County Zoning and Subdivision Control Ordinance. The Plat Committee acknowledges that the mobile home on the proposed split is on the grandfathered list.

Conditions:

Motion to Approve: Gary Shaw

Second: Jarrod Hahn

Vote: 5-0

Discussion

The Special Exception ordinance revision draft was reviewed by the Plat Committee. Mike explained some of the Plan Commission's attorney's findings.

Discussion was held on the use of backyard swales and drainage easements. There was sort of a consensus made that Cities and Towns should have the drainage system spelled out to them prior to adoption.

Adjourn: 10:00 AM

Adopted Date: 2-3-2010

William Horan
Bill Horan – President

Michael Lautzenheiser Jr.
Michael Lautzenheiser Jr. – Secretary