

Meeting Minutes

Wells County Plat Committee
October 15, 2009 @ 9:00 a.m.

Roll Call

| | |
|---------------------------|------------------------|
| Michael Lautzenheiser Jr. | Here |
| Jarrod Hahn | Here |
| William Horan | Here |
| Jerry Petzel | Here |
| Gary Shaw | Absent |

Meeting Minutes for October 1, 2009

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| Motion to Accept | Mike Lautzenheiser Jr. |
| Second | Jarrod Hahn |
| Vote: | 3-0-1 (Jarrod Hahn abstained from voting due to the fact that he did not attend that meeting.) |

Development Plan:

**A 09-09-20 First Church of Christ
 Parking Lot and Pond**

The Plat Committee reviewed the filing information for the Development Plan and the found the need for the following changes to be made to the drawing prior to the Plan Commission's public hearing.

1. Survey information including (Standard boundary survey, legal description, and seal)
2. Location Map for the project
3. Brief written description of the project
4. Dry detention area must be 20' from the property lines

**A 09-09-21 Linder Oil
 Building Addition**

The Plat Committee reviewed the filing information for the Development Plan and the found the need for the following changes to be made to the drawing prior to the Plan Commission's public hearing.

1. Survey information including (Standard boundary survey, legal description, and seal)
2. Location Map for the project
3. Brief written description of the project
4. Development Plan should show the drainage exception that this project fall under.
5. Show existing drainage route

Ponds: N/A

Minor Subdivisions, Additions, and Combines:

**PC 2009-090 First Church of Christ
 10.51 A & 2 A & 4.19 A
 Combine**

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

Conditions: N/A

Motion to Approve: Jerry Petzel

Second: Mike Lautzenheiser Jr.

Vote: 3-0-1 (Bill Horan excused himself from the Plat Committee for this petition due to fact that he is a deacon at the First Church of Christ)

**PC 2009-091 First Church of Christ
 .8 A, .35 A, .91 A, .220 A, .36 A, and .25 A
 Combine**

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

Conditions: N/A

Motion to Approve: Jerry Petzel

Second: Mike Lautzenheiser Jr.

Vote: 3-0-1 (Bill Horan excused himself from the Plat Committee for this petition due to fact that he is a deacon at the First Church of Christ)

**PC 2009-092 Stephen L and Diana D Huffman
 27.38 Acres 712' Road Frontage
 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: N/A

Motion to Approve: Jarrod Hahn

Second: Jerry Petzel

Vote: 4-0

**PC 2009-093 Larry and Carol Hitzfield
3.906 Acres and 385.14' of Road Frontage
Addition**

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

Conditions: N/A

Motion to Approve: Jarrod Hahn

Second: Jerry Petzel

Vote: 4-0

Discussion: Committee member Jarrod Hahn briefed the Plat Committee about his trip to Benton and White county dealing with commercial wind turbines. He suggested looking at White County's ordinance for setback information. He also discussed possibly beefing up the agreements for road, tile, and bridge maintenance and repair during the project. Secretary Mike Lautzenheiser Jr. briefed the board about the upcoming possible ordinance change subjects.

Adjourn: 9:50 am

Adopted Date: 11-5-09

William Horan
William Horan – President

Michael Lautzenheiser Jr.
Michael Lautzenheiser Jr. - Secretary