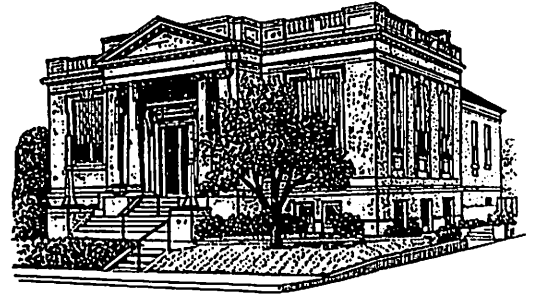


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



September 25, 2008
WELLS COUNTY AREA PLAN
COMMISSION MEETING

THURSDAY, OCTOBER 2, 2008, 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 ON THE WEST SIDE OF THE BUILDING

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEMS:

A08-10-24 LANCASTER TWP., SW/4 27-27N-12E Farm Credit Services of Mid-American requesting development plan approval to rebuild office facility destroyed by fire. Property is zoned B-2 and located at 1319 Baker Place, Bluffton.

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner	Joe Langel
Deb Charleston	Jerome Markley
Angie Dial	Mike Morrissey
Jarrold Hahn	John Schuhmacher
Bill Horan, President	Mark Shaffer
Finley Lane	

Michael Lautzenheiser, Jr., Director

President, Bill Horan, called the October 2, 2008; meeting of the Area Plan Commission to order at 7:30 p.m., roll call was answered by all 11 members.

Jarrold Hahn made a motion to approve minutes from the September meeting, Joe Langel seconded the motion and the minutes were approved 10-0. Angie Dial abstained from the vote due to being absent at the September meeting.

NEW ITEMS:

A08-10-24 LANCASTER TWP., SW/4 27-27N-12E Farm Credit Services of Mid-American requesting development plan approval to rebuild office facility destroyed by fire. Property is zoned B-2 and located at 1319 Baker Place, Bluffton.

Matt Bertsch represented the petition for the rebuilding of the Farm Credit Service facility that was destroyed by fire. The site is a 1.43-acre parcel with 18,730 sq. ft. of hard surface prior to rebuilding. Demolition on the site will take in approximately half of the existing hard surface; the rebuild will add about 6,000 sq. ft. of hard surface. New drainage plans or detention are not required per the ordinance.

The west half of the site drains west to SR 1 side ditch and then south to a 15” culvert to an unnamed tributary to the Wabash River. The east half of the site drains SE overland to the north right-of-way of Sutton Circle where it goes east along the north right-of-way to a 15” culvert that then takes it south to the same tributary.

The new building will be 3,500 sq. ft. single story on a slab. The area of the property where the old building stood will become parking the new building will be moved back on the property. There will be 31 parking spaces provided including two handicapped, which will exceed the requirements of the ordinance; there are seven offices in the new facility.

All municipal utilities are already provided to the site. The exterior light poles will be re-located nearer to the new parking area and will be directed away from neighboring properties.

Conditions: None
 Motion to approve: Joe Langel
 Seconded: John Schuhmacher
 Vote: 11-0

ADVISORY:

Bill Horan informed the board members of a seminar called the "Nitty Gritty of Plan Commissions" that would be held in Columbia City if anyone would be interested in attending he would have registration information.

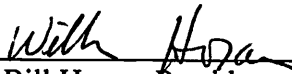
DIRECTOR COMMENTS:

Michael up-dated the board on the request from Jack Ripple of Burkhart Sign Co. to enforce the sign ordinance from Hwy 224 to the County Line along SR 1. Another area that someone asked to have investigated for the placement of temporary signs was at the Charles Deam Ct. area in Bluffton on Main St.

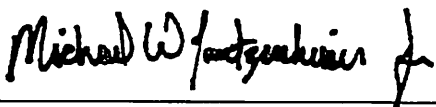
The request by the City of Bluffton to enforce not allowing apartments on the ground floor in the B-1 zoning district was discussed.

Joe Collins, a contractor that has repeatedly submitted sub-par drawings to get a building permit was also discussed. A letter and an example of an acceptable drawing will be sent.

The October meeting of the Area Plan Commission adjourned at 8:15 p.m.



Bill Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary