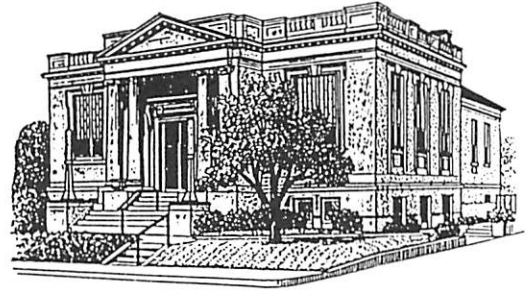


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



October 21, 2008
WELLS COUNTY BOARD OF
ZONING APPEALS MEETING

TUESDAY, OCTOBER 28, 2008, AT 7:00 P.M.
ROOM 214 (CONFERENCE ROOM) AREA PLAN OFFICE
GOVERNMENT ANNEX BUILDING 223 W. WASHINGTON ST., BLUFFTON, IN

AGENDA

ROLL CALL

APPROVAL OF THE MEETING MINUTES

NEW ITEM

B08-10-15 HARRISON TWP., SE/4 34-27N-12E Michael & Debra Johns requesting approval of a variance petition for a tower that will exceed 100' ft. in height and have a reduced rear yard setback at a parcel located approximately 450' west of SR 1 on the north side of SR 218.

ADVISORY:

DIRECTOR COMMENTS:

ATTORNEY COMMENTS:

ROLL CALL

Rose Ann Barrick
Joe Langel
Jerry Petzel, President
Jim Schwarzkopf
Mark Shaffer

Michael Lautzenheiser, Jr., Director

Board president, Jerry Petzel called the October 28, 2008 Board of Zoning Appeals meeting to order at 7:00 p.m., all five members answered roll call.

Mark Shaffer made a motion to approve the minutes from the September meeting. Joe Langel seconded the motion and the motion passed with a 5-0 vote.

NEW ITEM:

B08-10-15 HARRISON TWP., SE/4 34-27N-12E Michael & Debra Johns requesting approval of a variance petition for a tower that will exceed 100' ft. in height and have a reduced rear yard setback at a parcel located approximately 450' ft., west of SR 1 on the north side of SR 218.

Sean Boylan with Horvarth Communications and Mike Johns, property owner attended the hearing to request approval for a 255' ft. tower including lightning rod to be constructed on a 4.22-acre parcel. Mike Johns, property owner also owns the adjacent property on the north side of this tract. The tower will be a guy wire anchored type that would be self-collapsing, which would occur only under the most catastrophic circumstances.

Horvarth Communications is dedicated to marketing the tower for co-locating in order to reduce the need for multiple towers in close proximity.

The approval by the BZA is conditional upon the property receiving a "do pass" recommendation from the APC and final approval from the County Commissioners to rezone the property to A-1 (agriculture), obtain FFA approval and receive permission from the State Highway for an entrance off of SR 218.

Conditions: Property must be zoned A-1; FFA approval must be obtained for the height; State Highway must approve the entrance off of SR 218

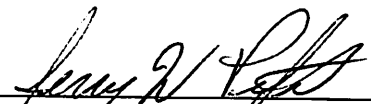
Motion to approve: Mark Shaffer
Second: Joe Langel
Vote: 5-0

DIRECTOR COMMENTS:

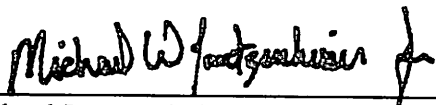
Michael related to the board that if funding would allow having more signs made he would post signs for BZA hearings similar to the ones used for minor subdivisions. The board members agreed that it would be good idea should funds be available.

ADVISORY:

Joe Langel made a motion to adjourn the meeting. Mark Shaffer seconded the motion and the motion passed with a vote of 5-0. The October 28, 2008, meeting of the Board of Zoning Appeals was adjourned at 7:20 p.m.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary