

Meeting Minutes

Wells County Plat Committee

November 5, 2009 @ 9:00 am

Roll Call

Michael Lautzenheiser Jr. [Here](#)
Jarrod Hahn [Here](#)
William Horan [Here](#)
Jerry Petzel [Here](#)
Gary Shaw [Here](#)

Meeting Minutes for October 15, 2009

Motion to Accept [Jarrod Hahn](#)
Second [Jerry Petzel](#)
Vote: 4-0-1 (Gary Shaw abstained from voting due to the fact that he did not attend that meeting.)

Development Plan: N/A

Ponds:

**PC 2009-075 Ked Moser (Pond in violation of the setback requirements)
Plat Committee Approved September 17, 2009**

The Plat Committee met with the property owner, Ked Moser, and the Excavator, Frauhger Excavating, about the pond's setback violations. The Plat Committee agreed to allow Ked Moser till January 1, 2010 to get a survey and deed prepared and approved by the Plat Committee to add the needed ground to his property to make the pond meet the setback requirement.

**PC 2009-094 Mark and Annette Thompson
Pond Expansion without a permit**

The Plat Committee reviewed the filing information for the pond expansion. The Plat Committee found that the pond appears not to be any closer than the preexisting pond was to the property lines. The Plat Committee would like to get more information about the dirt mound at the front of the property. The Plat Committee is requesting contact be made with Mark and Annette Thompson about attending the November 19, 2009 meeting. The Plat Committee also is requesting the excavators name and information.

Conditions: N/A

Motion to Continue: [Mike Lautzenheiser Jr.](#)
Second: [Jerry Petzel](#)
Vote: 5-0

Minor Subdivisions, Additions, and Combines:

**PC 2009-095 Delores M. Hunnicutt Trust (David E. Keller)
2.055 Acres and 347.00' of 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: Gary Shaw
Second: Jarrold Hahn
Vote: 5-0**

**PC 2009-096 C. Darrel & Sarah Sue Huffman
5.04 Acres and 335.66' 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: Jarrold Hahn
Second: Jerry Petzel
Vote: 5-0**

**PC 2009-097 Charles D. Miller
Lot 80 and 81 Merchants – Bluffton
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: Gary Shaw
Second: Jarrold Hahn
Vote: 5-0**

PC 2009-098 Maurice Simpson Trust
4.10 Acre and 340' of 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: Jerry Petzel

Second: Jarrold Hahn

Vote: 5-0

PC 2009-099 Arthur A and Lois M Neuenschwander
6.38 Acre and 25' of 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. The buildings on the east edge of the proposed Minor Subdivision have been removed. The lagoon on the east edge of the proposed Minor Subdivision will be filled in and leveled.

Conditions: N/A

Motion to Approve: Jarrold Hahn

Second: Jerry Petzel

Vote: 4-0-1 (Gary Shaw abstained from the meeting since he is the real estate agent for the property.)

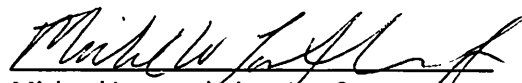
Discussion: The Plat Committee discussed the development of the Wind Ordinances and fees for the county.

Adjourn: 9:50 am

Adopted Date: 11-19-09

 *Vice President*

William Horan - President



Michael Lautzenheiser Jr. - Secretary