

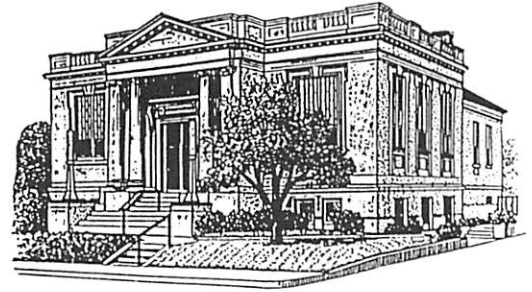
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



October 30, 2008

WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY, NOVEMBER 6, 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:

A08-11-25 HARRISON TWP., SE/4 9-26N-12E Wilma K. Swinford requesting development plan approval for an apartment complex to be located at Harrison and Plaza Streets (east of Scott's). Property is zoned R-2 and R-3.

A08-11-26 HARRISON TWP., SE/4-26N-12E Michael A. and Debra E. Johns requesting to rezone 4.22-acres from S-1 (suburban) to A-1 (agriculture). Property is located west of the intersection of SR 1 and SR 218 on the north side of SR 218.

A08-11-27 ROCK CREEK TWP. NW/4 10-27N-11E Transferred from Plat Committee – Property of Jacob Thomas and Jane Greene Miller requesting minor subdivision of a 14.42-acre secondary parcel. Property is located at 2725 NW SR 116, Markle.

ADVISORY

ADJOURN

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

The Area Plan Commission meeting was called to order, November 6, 2008, at 7:30 p.m. by President, Bill Horan. Nine members answered roll call, John Schuhmacher entered the meeting at approximately 7:35 and Harry Baumgartner was absent.

Joe Langel made a motion to approve minutes from the October meeting. Mark Shaffer seconded the motion and the motion carried 9-0.

NEW ITEMS:

A08-11-25 HARRISON TWP., SE/4 9-26N-12E Wilma K. Swinford requesting development plan approval for an apartment complex to be located at Harrison and Plaza Streets (east of Scott’s). Property is zoned R-2 and R-3.

Realtor, Ray Shaw appeared on behalf of Wilma Swinford and made a request to continue the development plan petition. There are revisions to be made to the site plan to meet the City of Bluffton specifications.

Motion to continue: Joe Langel
Second: Mike Morrissey
Vote: 9-0

A08-11-26 HARRISON TWP., SE/4-26N-12E Michael A. and Debra E. Johns requesting to rezone 4.22-acres from S-1 (suburban) to A-1 (agriculture). Property is located west of the intersection of SR 1 and SR 218 on the north side of SR 218.

Attorney, John Falvey presented the rezone request, with the property owner also in attendance. The parcel to be considered for rezoning pending approval will be a communication tower site. The property owner and Horvath Communications received a variance approval from the Board of Zoning Appeals for the additional height of the tower pending obtaining a “do pass” recommendation from the APC and final approval from the County Commissioners.

The proposed communications tower will be a 250’ ft. tower for Sprint, but will allow for co-locators and offers free space for local and state law enforcement entities.

Surrounding properties south and west are zoned A-1 same as the request; the property to the north is zoned S-1 also owned by the petitioners.

Motion to send a “do pass” recommendation: Joe Langel

Second: Mark Shaffer

Vote 10-0

A08-11-27 ROCK CREEK TWP. NW/4 10-27N-11E Transferred from Plat Committee – Property of Jacob Thomas and Jane Greene Miller requesting minor subdivision of a 14.42-acre secondary parcel. Property is located at 2725 NW SR 116, Markle.

Jerry Ehle with Schrader Realty representing the heirs of Dr. Jacob Thomas Miller requesting to allow a minor subdivision of a 14.42-acre parcel previously subdivided. The property meets the requirements with more than 10 acres and double the minimum road frontage to apply for the one-time opportunity to further divide a parcel that is already the result of a minor subdivision.

The property will be divided into a 4.463-acre parcel with the home, detached garage and pond. The remainder will be a 9.954-acre parcel that will be behind the 4.463-acres and accessible by a 25’ ft. road frontage strip that runs 400’ ft deep along the west side of the property.

Motion to approve: Jarrod Hahn

Second: Joe Langel

Vote 10-0

ADVISORY:

Brett Garrett, residing at 3741 River Rd. appeared before the board to bring to their attention a violation. The neighboring property at 3716 River Rd. is running a business from the residence that he does not believe fits the definition of a home occupation. They are displaying and selling new and used hot tubs on the property and selling pool and hot tub equipment.

Joe Langel said he feels a letter needs to be sent to notify them of the violation and the board was in agreement.

Bill Horan passed around an example of the comment/feedback page that will be given to persons coming to the Area Plan for permits, filing petitions and seeking information. There were some suggestions for minor revisions to some wording and how they will be returned.

DIRECTOR COMMENTS:

Michael passed out to the board members a list of possible violations and asked the board members to look at the locations that would be in their area of representation and report back to him their findings.

Pertaining to the violations there was discussion about what the ordinance actually allows the Area Plan to police or enforce such as barking dogs and parking on city streets. Also discussed was the necessity of getting a permit for things that have been built without a permit that has been picked up already by the assessor’s office.

Michael also brought the members up to date on where he was in revising the petition filing forms, compliance letter and Findings of Fact documents to make them more user-friendly.

The November 6, 2008, meeting of the APC adjourned at 8:45 p.m.

Bill Horan
Bill Horan, President

ATTEST: Michael W. Lautzenheiser Jr.
Michael Lautzenheiser Jr., Secretary