

Meeting Minutes

Wells County Plat Committee

Dec 16, 2010

Roll Call

Michael Lautzenheiser Jr. Here
Jarrod Hahn Here
William Horan Here
Jerry Petzel Here (After PC 2010-107)
Gary Shaw Here

Meeting Minutes for Dec 2, 2010

Conditions:
Motion to Accept Jarrod Hahn
Second Bill Horan
Vote: 4-0

Major Subdivision:

Development Plans:

Pond:

Minor Subdivisions, Additions, and Combines:

PC 2010-100 Troy and Jennifer Price
8763 N Meridian RD
2 Acres and 275' RF
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:
Motion to Approve: Gary Shaw
Second: Jarrod Hahn
Vote: 4-0

**PC 2010-101 11640 S 600 W
41 Acres and 546.42' RF
Minor Subdivision
Share: 5 remaining: 3 with Primary 2 with Split**

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:
Motion to Approve: Jarrold Hahn
Second: Gary Shaw
Vote: 4-0**

**PC 2010-102 Jackie and Patricia Dafforn
100 W Between 1100 N and 1200 N
39.46 Acres and 30' RF
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:
Motion to Approve: Jarrold Hahn
Second: Bill Horan
Vote: 3-0**

**PC 2010-103 Ralph E Aschliman
Cor. Of 200 N and 800 E
34.447 Acres and 3,131.33' RF
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:
Motion to Approve: Jarrold Hahn
Second: Mike Jr.
Vote: 4-0**

PC 2010-104 **Barbara Felger**
4222 N 175 E
2.82 Acres
Addition to 9.99 Acres

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:
Motion to Approve: **Gary Shaw**
Second: **Jarrold Hahn**
Vote: **4-0**

PC 2010-105 **Don and Jim Fiechter**
River Rd and River Greenway Parking Area
7.37 Acres 1055' RF
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:
Motion to Approve: **Gary Shaw**
Second: **Jarrold Hahn**
Vote: **4-0**

PC 2010-106 **Robert and Cathy Hayden**
350 E South of Bill Creek
.02, .03, and 1.05 Acres
Additions

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:
Motion to Approve: **Gary Shaw**
Second: **Jarrold Hahn**
Vote: **4-0**

PC 2010-105 Daniel and Tricia Tucker
11345 SE Jeff RD
6.83 Acres 739.343' RF
Floodplain
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 have several issues. The petition would contain parts of three primary parcels that would need to be combined prior to the split. The petition also would divide the combined total of the Primary Parcels requiring a second Minor Subdivision. The petition was continued to the next meeting so that these issues could be resolved.

Conditions:

Motion to Continue: Gary Shaw
Second: Jarrold Hahn
Vote: 4-0

* Petition has been changed and will be reviewed as a new petition on the January 6, 2011 Plat Committee meeting.

Discussion

Concrete Mixing Plant

The plat committee discussed idea of a special exception for a concrete mixing plant.

1. on or adjacent to an mineral excavation facility
2. written approval for road performance from the local legislative body.
3. A-1 or I-1 zoning
4. Development Plan

Also the Plat Committee discussed the need to specifically address an asphalt plant in the permitted use table under I-2 zoning.

Adjourn: 10:30 AM

Adopted Date: 1-6-11

Bill Horan
Bill Horan – President

Michael Lautzenheiser Jr.
Michael Lautzenheiser Jr. – Secretary