

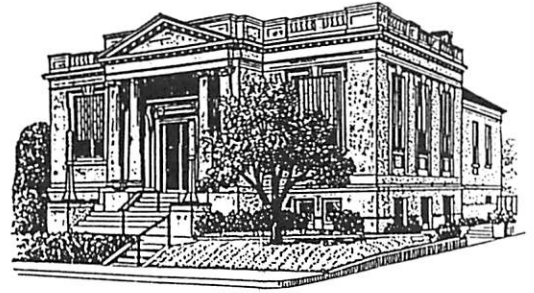
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



February 1, 2008 WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY, FEBRUARY 7, 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

A08-02-01 HARRISON TWP., NW/4 3-26N-12E Rob Troxel requesting development plan approval for an addition to an existing building at 3050 E SR 124, Bluffton to allow for expansion to the paint shop. Property is zoned B-3.

A08-02-02 WELLS COUNTY AREA PLAN COMMISSION: Approval of revised Wells County Zoning Ordinance

ADVISORY

ADJOURN

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

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

APPROVAL OF MINUTES:

Joe Langel made a motion to approve the minutes from the January meeting; Finley Lane seconded the motion. The motion carried 10-0; Mike Morrissey abstained from the vote.

NEW ITEMS:

08-02-01 HARRISON TWP., NW/4 3-26N-12E Rob Troxel requesting development plan approval for an addition to an existing building located at 3050 E SR 124, Bluffton to allow for expansion of a paint/maintenance shop. Property is zoned B-3.

Chris Elser with Briner Building Company presented the development plan began with explaining an existing metal building that is used as a paint facility for the trucks, trailers and material handling equipment will have an 28' X 82' ft. addition.

From the plat review committee meeting it was determined that a letter of map amendment (LOMA) would be required from DNR due to the floodplain. And the city of Bluffton would review the development plan and utilities plan for compliance with their specifications.

Ken Baker from the Bluffton Fire Department at this time said they have issue with the project due to the fire protection or lack of. Ken Baker states that the Indiana Fire Prevention Code requires there shall be a fire apparatus access road defined to the entire complex, they do however have a road but it is not defined as a fire access road. The code also states the building or any portion has to be within 400' ft. of a fire hydrant unless it has a sprinkler system then it can be increased to 600' ft. The nearest hydrant to the Nesco property is more than 600' feet going east or west from the front building and then getting to this building or other buildings in the back it would be well over 1,000' ft. almost 2,000' ft. away from a fire hydrant. The fire department is equipped with 1,000' ft. of hose on the trucks.

This is an area in the city they are concerned about and admittedly have let other developments or projects slip through the cracks over the years. Ken Baker said they are making an effort in the development stages now to keep this from happening.

Chris Elser replied that the 24,000' sq. ft. addition is mostly paint booth and within the paint booth and paint mixing room there is an automatic fire protection system, a dry chemical fire protection system, and it is a UL rated paint facility.

Ken Baker said the fire code states it has to have a sprinkler system to eliminate the 400' ft. rule for a fire hydrant.

Doug Sundling representing the city said even if the city would install a fire hydrant right across from the Nesco property on 124 the back buildings will not be within 600' ft. They want to be sure it is facilitated and any future developments on the property. Adding right now it is to be a paint booth, it isn't certain what it may be 5 or 10 years from now.

There is a 50' ft access strip on the property that could be used for proper water protection to be installed.

Jarrold Hahn asked if a dry hydrant counted as a fire hydrant? Ken Baker replied no, even at your house they don't. Jarrold said actually his insurance company does qualify it as fire protection. Ken Baker said I take that back some insurance companies do, but the fire code does not.

Ken Baker said if you are someplace that does not have public water supply then you could have alternative means for fire protection. The code states if you have access to public water supply then you have to put hydrants in.

Chris Elser said he could not speak for his client he does not know if the expense of this additional requirement would be cost prohibitive to the project. He also requested a copy of the code that Ken Baker was referring too and said he felt they could have been notified of this prior to the public hearing as after the development plan review meeting they had no reason to think there were any problems with this project.

Some of the board members were also taken aback by this sudden requirement stating in all the years they had been on the APC board this has not been an issue until now. Mike Morrissey asked which building on the site plan was the most recent building and stated a 1 ½ years ago he didn't recall this coming up before at any of the site review meetings. Joe Langel inquired about the difference between a dry hydrant and a city water hydrant and asked if there was any leeway for this project to have a dry hydrant that was accessible somewhere in the middle of this property?

Ken Baker replied, none, the code is very clear. Ken was not able to produce a copy of the code he was referring to when asked. Chris Elser and some board members expressed an interest in reviewing the code in question.

Joe Langel said he is disappointed as Chris Elser is that the APC board has not been informed and given a copy of this code. We have had meetings with the city on different projects; I don't know why this was not brought up before or why we don't have a copy of the code.

Mike Morrissey posed the question could this project be approved with the contingency that any future projects would result in the property coming up to code?

Ken Baker replied no.

Jarrold Hahn said he is not satisfied that a dry hydrant does not qualify. Also, if they put in a private water line and hydrant who will be maintaining and testing it? Stating further that the city does not like to use private hydrants.

Ken Baker rebuked that isn't true there are some private hydrants that the city maintains.

The project was approved with the contingency that the fire safety issue would be resolved to the satisfaction of the Bluffton Fire Department. The board deferred to the director the authority to review the revisions to the site plan. Additionally the LOMA map will need to be completed before the local permit is issued. John Schuhmacher offered a motion to approve the development plan with conditions and Joe Langel seconded the motion, the board voted 11-0.

A08-02-02 WELLS COUNTY AREA PLAN COMMISSION: Requests approval of amendments to the Wells County Zoning Ordinance/Subdivision Control Ordinance.

Michael Lautzenheiser said the legal review of the ordinance amendments has been completed and at this time he would open the floor to public comments.

Doug Klefeker asked to see some sections that pertained to the CAFO regulations. There was comments and discussion about the required setbacks and the point system formula that will be utilized for criteria to be met to obtain the local permit.

Jack Ripple with Burkhart Sign Company asked to see a section of the sign ordinance.

Joe Langel offered a motion to approve the amendments as presented for the Wells County Zoning Ordinance and Mark Shaffer offered a second. The board voted 11-0 to approve the revisions.

Joe Langel offered the motion for approval of the Subdivision Control Ordinance with John Schuhmacher to offer a second; again the board gave their approval by an 11-0 vote.

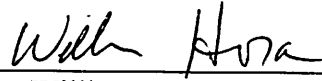
DISCUSSION:

ADVISORY/DIRECTOR COMMENTS:


Michael had two samples for signs that will need to be posted on properties once the new sell-off rules begin and asked for the board to give their feedback on which size and format would be the better of the two.

Michael informed the board there are some violations that at this point may be turned over to the APC attorney, Kent Kiracofe to begin legal proceedings as the property owners have either failed to acknowledge the violation letters or have not made any efforts toward correction of the violation. The list of violations include four ponds, a fence constructed in a utility easement and some storage sheds.

The February 7, 2008 Area Plan Commission meeting adjourned at 9:15 p.m.



William Horan, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary