

Meeting Minutes

Wells County Plat Committee

April 21, 2011

**Roll Call**

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

**Meeting Minutes for April 7, 2011**

Conditions:  
Motion to Accept     [Jarrod Hahn](#)  
Second                [Jerry Petzel](#)  
Vote:                    [5-0](#)

**Major Subdivision:**

**Development Plans:**

**A11-05-06     Development Plan – Linder Oil – Parking Lot**

The Plat Committee reviewed the filing information for the Development Plan and determined that the following information should be added to the plan. 1. The side ditch should be widened to hold the additional storm water created by the addition of impervious parking surfaces. 2. Show the size of the culvert or outflow structure for the side ditch proving that the water will be metered at the existing rate.

**A11-05-07     Development Plan – Troxel Equipment – Replacing/Upgrading Existing Building**

The Plat Committee reviewed the filing information for the Development Plan and determined that the following information should be added to the plan. 1. The drawing should be redone reflecting the existing structures.

**A11-05-08     Development Plan – BHMSD – Football Stadium**

The Plat Committee reviewed the filing information for the Development Plan and determined that the following information should be added to the plan. 1. A drainage narrative should be added to the plan. 2. Plans should show under drainage on the storm drainage facility. 3. Project needs a sign off from the Bluffton Utilities.

**A11-05-09     Development Plan – BHMSD – Bus Maintenance Garage**

The Plat Committee reviewed the filing information for the Development Plan and determined that the following information should be added to the plan. 1. A drainage narrative should be added to the plan. 2. If you have driveway access on Wayne St accell and decal lanes will be required. 3. Approval from the panhandle pipeline is required if they go with the existing plan. 4. Project needs a sign off from the Bluffton Utilities.

**Pond:**

**Minor Subdivisions, Additions, and Combines:**

Continued From Last Meeting: Brett Miller has not revised the survey yet

**PC 2011-012 David L and Marilyn Kay Lieurance  
8414 W 1000 S  
Addition to Previous Split  
.382 A and .257 A  
To 3.025 A  
Additions**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Additions and found that while it met the general requirements for an addition it did not meet the requirements for the pond setback. The reason for the addition was to fix a pond setback violation. The Plat Committee decided to continue this petition till a survey showing the new property meeting the pond setbacks was completed.

**Conditions:**

**Motion to Continue: Jarrod Hahn  
Second: Jerry Petzel  
Vote: 5-0**

**PC 2011-019 Arnold Schueler Trust (Aldon Bultemier Trust)  
1100 N and 700 E  
21.15 A  
Addition**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Addition and found that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance.

**Conditions:**

**Motion to Approve: Jarrod Hahn  
Second: Jerry Petzel  
Vote: 5-0**

**PC 2011-020 Carol A Baker/Timothy M and Patricia J Baker  
2200 E 800 N  
68.13 A and 5.97 A  
Combine**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Combine and found that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance.

**Conditions:**

**Motion to Approve: Jarrod Hahn  
Second: Gary Shaw  
Vote: 5-0**

**PC 2011-021 Carol A Baker/Timothy M and Patricia J Baker  
2200 E 800 N  
5.98 A and 42' RF  
Minor Subdivision With Modification  
Well Setback from 50' to 5' Interior Lot Line**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision and found that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance.

**Conditions:**

**Motion to Approve:** Jarrold Hahn  
**Second:** Gary Shaw  
**Vote:** 5-0

**PC 2011-022 Carol A Baker/Timothy M and Patricia J Baker  
2200 E 800 N  
2.09 A and 321.19' RF  
Minor Subdivision With Modification  
Garage Setback from 20' to 5' permitted for structures under 780sq/ft and less than 14' tall.**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision and found that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance.

**Conditions:**

**Motion to Approve:** Jarrold Hahn  
**Second:** Gary Shaw  
**Vote:** 5-0

**PC 2011-023 Arnold O Schueler Trust (Aldon Bultemier Trust)  
900 N and 600 E  
46.24 and 1731.84' RF  
Minor Subdivision Sharing 2 Primary and 3 Split**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision and found that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance.

**Conditions:**

**Motion to Approve:** Jarrold Hahn  
**Second:** Jerry Petzel  
**Vote:** 5-0

**PC 2011-024 Eldora Schueler Trust  
750 N and 600 E  
40.11 A  
Minor Subdivision Sharing Sharing 2 Primary and 2 Split**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision and found that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance.

**Conditions:**

**Motion to Approve:** Jarrold Hahn  
**Second:** Gary Shaw  
**Vote:** 5-0

**PC 2011-025 Dale E Boxell  
Lot 2 and 3 of Cooks Addition  
Combine**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Combine and found that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance.

**Conditions:**

**Motion to Approve:** Gary Shaw  
**Second:** Jarrold Hahn  
**Vote:** 5-0

**Discussion: The Plat Committee discussed the easement issue with panhandle pipeline. They also discussed the Dave Lieurance Addition. It is supposed to resolve a violation, but the survey has never been updated.**

**Adjourn:** 11:15 AM

**Adopted Date:** May 5, 11

William Horan  
Bill Horan – President

Michael Lautzenbeiser Jr.  
Michael Lautzenbeiser Jr. – Secretary