

Meeting Minutes

Wells County Plat Committee

April 7, 2011

Roll Call

Michael Lautzenheiser Jr. Here
Jarrod Hahn Here
William Horan Here
Jerry Petzel Here
Gary Shaw Here

Meeting Minutes for March 17, 2011

Conditions:
Motion to Accept Gary Shaw
Second Mike Jr.
Vote: 4-0-1 (Jerry Petzel Abstained)

Major Subdivision:

Development Plans:

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: Gary Shaw
Second: Jarrod Hahn
Vote: 5-0

**PC 2011-017 RC FARMS
5322 S 500 E
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 that it met the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance. The Plat Committee is in no way granting any easements or maintenance agreement through this approval involving the use of the proposed shared driveway. The Plat Committee does strongly urge the petitioner to pursue an easement and maintenance agreement for the shared driveway.

Conditions:

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

**PC 2011-018 E Donald Foltz
1200 S West of 600 E
11.55 A and 25' RF
Minor Subdivision**

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: Gary Shaw
Second: Jarrod Hahn
Vote: 5-0

**A11-05-05 James and Stephanie Miskin
13.93 A and 488.6' RF
Dividing a Minor Subdivision (APC)**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision and found that it is ready to be heard by the Area Plan Commission at their next available meeting.

Discussion: The Plat Committee Discussed a potential SR 1 project on the south side of Bluffton that will involve ingress/egress control on sites that have not had any in the past.

Adjourn: 10:30 AM

Adopted Date: April 26, 2011

William Horan
Bill Horan – President

Michael Lautzenheiser Jr.
Michael Lautzenheiser Jr. – Secretary