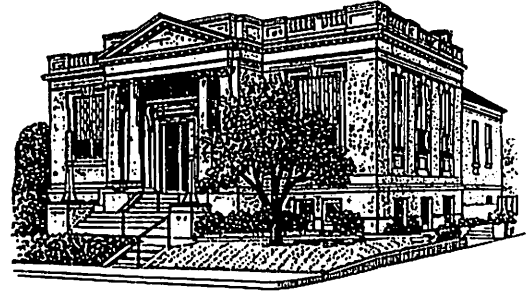


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



April 24, 2008
WELLS COUNTY AREA PLAN
COMMISSION MEETING

THURSDAY, MAY 1, 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

CONTINUED ITEM:

A08-04-06 LANCASTER TWP., SE/4 27-27N-12E Bell Brook Estates, Inc. by Blake Gerber asking for primary approval for a 27-lot major subdivision to be known as Bell Brook Section IV. Property is zoned R-3 and located north of the Bell Brook Villa section.

(NOTE: at the time of this mailing new plans or information has not been submitted)

NEW ITEMS

A08-05-07 HARRISON TWP., STUDABAKER'S WEST BLUFFTON ADDITION, LOTS 145, 146, 162, 163 - Michael D. and Beverly A. Lobsiger requesting development plan approval for a building addition at 815 W. Washington St., Bluffton in an I-1 zone.

A08-04-08 LANCASTER TWP., SW/4 22-27N-12E - Galen and Joyce Baumgartner & MMATT Partnership requesting development plan approval for expansion to the current facility at 2275 N. Main St., Bluffton, property is zoned B-3.

ADVISORY

ADJOURN

ROLL CALL

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

Michael Lautzenheiser, Jr.,

President, Bill Horan, called the May 1, 2008 meeting of the Area Plan Commission to order at 7:30 p.m. Roll call was answered by all 11 members.

Minutes from the April meeting were approved after noting a spelling error, Jarrod Hahn offered a motion to approve the minutes with the appropriate correction to be made and Joe Langel seconded the motion. The members voted 10-0-1 Mark Shaffer abstained from the vote.

CONTINUED ITEM:

A08-04-06 LANCASTER TWP., SE/4 27-27N-12E Bell Brook Estates, Inc. by Blake Gerber asking for primary approval for a 27-lot major subdivision to be known as Bell Brook Section IV. Property is zoned R-3 and located north of the Bell Brook Villa section.

Blake Gerber read a letter he sent to Mayor, Ted Ellis dated April 15, 2008 that he has not as of this date received any acknowledgement of. Until the issues can be resolved he would like to request another continuance until the June meeting.

Mike Morrissey related that it was mentioned at the last City Council meeting and the consensus was that they should enforce what the present city specifications are and not revert to what has been permitted in the past.

Joe Langel offered a motion to continue the petition until the June APC meeting and Mike Morrissey seconded the motion the board voted 11-0.

NEW ITEMS:

A08-05-07 HARRISON TWP., STUDABAKER'S WEST BLUFFTON ADDITION, LOTS 145, 146, 162, 163 - Michael D. and Beverly A. Lobsiger requesting development plan approval for a building addition at 815 W. Washington St., Bluffton in an I-1 zone.

Property owner, Michael Lobsiger and Joel Hoehn of Stody and Associates presented the development plan. Joel began by stating this would be an addition to the existing 40' X 48' pole building type structure. The proposed addition will be 32' X 40' and will be constructed on an

area that is currently stone surface. There should not be any change in storm water run-off, explaining they will be covering the stone base hard surface with another hard surface. The storm water will be directed to the city storm sewer system and ultimately reach the Wabash River.

They will not be adding any additional signs, parking requirements are not a part of the development plan, there will not be a need to hire any additional employees, the addition is simply for vehicle storage.

Conditions: None

Jarrold Hahn offered a motion to approve and Mark Shaffer seconded the motion and the APC board unanimously approved the development plan 11-0.

A08-04-08 LANCASTER TWP., SW/4 22-27N-12E - Galen and Joyce Baumgartner & MMATT Partnership requesting development plan approval for expansion to the current facility at 2275 N. Main St., Bluffton, property is zoned B-3.

Property owner and business owner Steve Gerber and surveyor Brett Miller presented the development plan for the expansion to the existing building; with the addition the total size of the building will be 22,000 sq. ft. Currently the area not built upon is grass, after construction of the addition the remainder of the property will be stone with the exception of a small lawn demo area at the back of the property.

A large retention pond is located on the NE corner of the property, approximately 75% of the property will drain to the pond by storm sewer system or overland flow, there will be some storm water that will be directed to the State Road right-of-way that just cannot reach the pond.

Two signs are shown on the development plan one to be located at the north and the south end of the property. A reduction in front setback from 30' ft. to 15' ft is being requested and addressed in the Findings of Fact and Ruling. This will be in alignment with other existing signs in the area.

Lighting will consist of security lights mounted to the building and a couple of lights along the highway that will be directed onto the property. The lighting installed will be for security purposes only and it was stated it would not be lit up like a car lot. Also as a security measure, the entire property will be fenced.

Joe Langel stated securing detention and retention ponds has been discussed before and because of the location of this one being right next to a housing addition questioned if the plan commission needs to require fencing around them.

Brett Miller replied that it was discussed at the plat committee meeting and Andy Shively who owns the remainder of the lots around it stated he prefers to leave it open.

Joe Langel said he would like for the minutes to include that it was discussed securing the pond and it was the wishes of the adjacent property owner/developer to not fence the pond so that if

there ever would be a problem in the future it could not be said the plan commission did not discuss it or was negligent.

Bill Horan said he could confirm it was discussed in the plat committee meeting and that Andy Shively said he preferred the pond not be fenced and if someone bought one of those lots and they had a concern they could then fence their yard.

The driveway was discussed at length due to it being a stone surface and the requirement to have a dust free surface. It was determined that if the dust becomes a factor or there are complaints then they will be required to use a dust control product.

Joe Langel questioned the site triangle and if the development of this property will impact the neighboring properties?

Michael Lautzenheiser replied that this will not be an issue and the measurements meet the requirements and explained the distances required and from what points the measurement is taken.

Andre Petty from the audience said she owns a lot to the east and some of the issues she had concerns about have already been addressed. She was concerned also about the amount of truck traffic on the street and the width of the driveway to accommodate the trucks.

Steve Gerber said the rear driveway will have limited use, it will be gated and he doesn't expect they will want to stop several times to open and close this gate. In the winter months it will be used even less.

Condition:

- **Will treat the stone surface with a dust control agent if dust should become a problem.**

Mike Morrissey said he would offer a motion to approve the plan with the dust control contingency and Mark Shaffer seconded the motion. The APC approved the development plan 11-0.

DIRECTOR'S COMMENTS:

Michael related that all the signatures required to adopt the new ordinance have been obtained and the amended ordinance will become effective Monday, May 5, 2008.

PLAT COMMITTEE:

Composition of the plat committee was discussed; it will be a 5-member board that meets twice a month. The board can be composed solely of plan commission members or it can be advertised for citizens who may be interested. The News-Banner was asked to put this in the Area Plan Commission meeting article for anyone interested to contact to the Area Plan Commission office.

Stressed was it will important for any interested person to able to attend both meetings, one will be a 9:00 a.m. meeting and one will be an evening meeting at 6:00 p.m.

After a lengthy discussion it was determined that the board would be made up of plan commission members at this time and to see if there is any citizen interest shown after it's published in the News-Banner that a plat committee board is being formed.

The plat committee composition at this time will be APC members Jarrod Hahn, Bill Horan, Joe Langel, Mike Morrissey and APC Director, Michael Lautzenheiser.

MISCELLANEOUS:

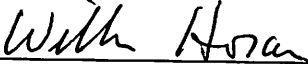
Michael passed around for the board to see the new information that will be used as an example in the handout packets for persons applying for a permit.

Michael informed the board the Wells County website has been enhanced and the complete zoning ordinance, petition forms, how-to information, examples of what is required for a "Improvement Location Permit" and meetings schedule is available on-line.


A shed violation has not been resolved, and appears it may take legal action to have it corrected.

ADJOURN:

A motion by Joe Langel and seconded by John Schuhmacher was made to adjourn the May meeting of the Area Plan Commission at 8:50 p.m.



Bill Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary