

Meeting Minutes

Wells County Plat Committee

May 19, 2011

**Roll Call**

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

**Meeting Minutes for May 5, 2011**

Conditions:  
Motion to Accept [Jarrod Hahn](#)  
Second [Gary Shaw](#)  
Vote: [4-0-1 Jerry Petzel abstained](#)

**Major Subdivision:**

**Development Plans:**

**A11-05-10 Bluffton Wesleyan Chapel (Building Addition)**

The Plat Committee Reviewed the filing information for the development plan and found the following information needed prior to the Plan Commission Hearing.

1. City of Bluffton approval for utility amendments
2. City of Bluffton approval for ROW encroachment
3. Show Lot to the east on the plat that the church owns (4 Parking Spaces)

**A11-05-11 Metaldyne (Building Addition)**

The Plat Committee Reviewed the filing information for the development plan and found the following information needed prior to the Plan Commission Hearing.

1. Will need to provide an easement or move the outlet pipe onto their property for the detention pond.

**A11-05-12 Markle Bank (Parking Lot Addition and Drive Thru)**

The Plat Committee Reviewed the filing information for the development plan and found the following information needed prior to the Plan Commission Hearing.

1. Show proper sign setback on the property.
2. The property qualifies for the onetime .25 acre storm drainage exemption
3. Question about ROW maintenance for Ossian

**A11-05-13 Douglas and Tamara Klefeker (CAFO 4,400 hogs wean to finish)**

The Plat Committee Reviewed the filing information for the development plan and found the following information needed prior to the Plan Commission Hearing.

1. Check the point system to verify they meet the 220 requirement
2. Amend drawing to show 900 S as the frontage road
3. Show existing swale storm drainage capacity
4. There is an existing detention basin on the property

**A11-06-14 Ossian Health Care Holding Company (Building Addition)**

The Plat Committee Reviewed the filing information for the development plan and found the following information needed prior to the Plan Commission Hearing.

1. The Plat should include a boundary survey created by a licensed land surveyor
2. The Plat should include the legal description on the front page
3. The Plat should include a bar scale
4. The Plat should show existing and proposed utility connections
5. The Plat should include existing and proposed drainage facilities
6. The Plat should show easements and locations of any county tiles
7. The Plat should show the proposed additional hard surface for drainage purposes.

**Pond:**

**PC 2011-029 Ron and Cindy Todd  
Property 15 Acres  
E 1000 N Jefferson Township  
Section 14 R 12 E  
150' x 150' Pond**

The Plat Committee reviewed the filing information for the Pond and found that it will meet the requirements. The pond is designed to meet the setbacks 50' water/ 20' toe of slope. The property owner is in charge of rerouting any tiles damaged by the pond excavation. The excavator will need to call the APC office prior to leaving the site for a final inspection.

**PC 2011-030 Duane Steffen  
1630 E 400 N  
100' x 120' Pond**

The Plat Committee reviewed the filing information for the Pond and found that it will meet the requirements. The pond is designed to meet the setbacks 50' water/ 20' toe of slope. The property owner is in charge of rerouting any tiles damaged by the pond excavation. The excavator will need to call the APC office prior to leaving the site for a final inspection.

**PC 2011-031 Richard and Sheryl Lobsiger  
3110 S 800 E  
180' x 300' Pond**

The Plat Committee reviewed the filing information for the Pond and found that it will meet the requirements. The pond is designed to meet the setbacks 50' water/ 20' toe of slope. The property owner is in charge of rerouting any tiles damaged by the pond excavation. The excavator will need to call the APC office prior to leaving the site for a final inspection.

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

**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: The surveyor for this petition can't do work for any other petition in this county until the survey for this petition is redone to meet the requirements. The Plat Committee will contact the surveyor and petitioners letting them know of this condition.**

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

**\*CONTINUED FROM LAST MEETING  
PC 2011-026 Bluffton Harrison MSD  
10.26 A 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: Jarrold Hahn  
Second: Gary Shaw  
Vote: 5-0**

**\*CONTINUED FROM LAST MEETING  
PC 2011-027 Bluffton Harrison MSD  
8.21 A 613' 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: Jarrold Hahn  
Second: Gary Shaw  
Vote: 5-0**

**PC 2011-035 Bluffton Harrison MSD  
.45 A 0 RF  
Addition to 10.26**

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: Jarrold Hahn  
Second: Gary Shaw  
Vote: 5-0**

**PC 2011-036 Bluffton Harrison MSD  
21.54 A 1203.61' RF  
Minor Subdivision  
1 Split with Minor Subdivision 2 with Primary**

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 2011-032 Russel T StanleyEstate  
5838 N 500 E  
7.252 A 455.29' RF  
Minor Subdivision  
(ISSUE TWO HOMES ON ONE PARCEL)**

The Plat Committee reviewed the filing information and findings of fact and ruling document for the Minor Subdivision and found that it did not meet the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance. The Plat Committee motioned to continue until the issue of two residences on one parcel could be remedied. The Plat Committee will contact the petitioner to let them know of the issue.

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

Discussion:

Adjourn: 11:00 AM

Adopted Date: June 2, 2011

Bill Horan  
Bill Horan – President

Michael Lautzenheiser Jr.  
Michael Lautzenheiser Jr. – Secretary