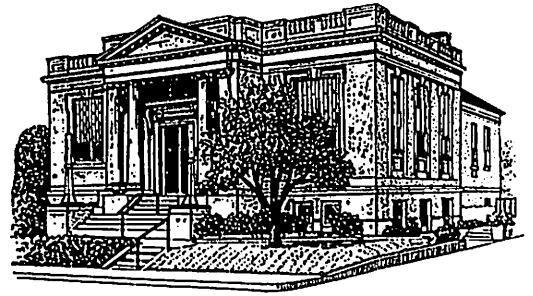


# **WELLS COUNTY AREA PLAN COMMISSION**

**WELLS CARNEGIE GOVERNMENT ANNEX**

**223 W. Washington St.  
Bluffton, Indiana 46714-1955  
Room 211 PHONE - 824-6407**



**June 25, 2009  
WELLS COUNTY AREA PLAN  
COMMISSION MEETING**

**THURSDAY JULY 2, 2009, 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 - WEST SIDE OF THE BUILDING**

## **AGENDA**

**ROLL CALL**

**APPROVAL OF MINUTES**

**NEW ITEMS**

A09-07-14 LANCASTER TWP., SE/4 20-27N-12E River Terrace Estates requesting development plan approval for 1,350' sq. ft. multi-purpose building. Property is located at 400 Caylor Blvd., Bluffton in an A-1 zone.

A09-07-15 JEFFERSON TWP., NW/4 24-28N-12E Dennis and DeWayne Fiedler requesting approval to divide in half a previously divided 35.08-acre parcel on CR 900 North east of 500 East in an A-1 zone.

**OTHER BUSINESS:**

**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
	Mark Shaffer

Michael Lautzenheiser, Jr., Director

Area Plan Commission board president, Bill Horan called the July 2, 2009, meeting to order at 7:30, roll call was answered by all 11 members.

Mike Morrissey made a motion to approve the June meeting minutes. Jarrod Hahn seconded the motion and the motion carried by a 10-0 vote, John Schuhmacher abstained.

**NEW ITEMS:**

**A09-07-14 LANCASTER TWP., SE/4 20-27N-12E River Terrace Estates requesting development plan approval for 1,350' sq. ft. multi-purpose building. Property is located at 400 Caylor Blvd., Bluffton in an A-1 zone.**

Petition represented by Rod Craft, proposed project is a multi-purpose building for the residents of River Terrace and available for people of the community to rent for functions and seminars.

The new structure will be located behind the independent living area of the complex in the wooded area. There will only be expansion of the current utilities to the site nothing new to be added, the parking requirement is met with the existing parking. The drainage board allowed the one-time expansion without new storm drainage, it was found that pre and post construction would be the same.

Conditions: None

Motion to approve: Mike Morrissey

Second: Joe Langel

Vote: 11-0

**A09-07-15 JEFFERSON TWP., NW/4 24-28N-12E Dennis and Dewayne Fiedler requesting approval to divide in half a previously divided 35.08-acre parcel on CR 900 North east of 500 East in an A-1 zone.**

Greg Waters represented Dennis and Dewayne Fiedler stating they wished to divide a parcel in half and during the process of applying for the minor subdivision it was found that this larger tract had actually been the secondary parcel or split off previously.

The ordinance now will allow a secondary parcel to be split if it is more than 10-acres and has double the 200' minimum requirement for road frontage. This 35.0-acre tract qualifies and Fiedler's are seeking approval divide the property in half.

Conditions: None

Motion to approve: Joe Langel

Second: Jarrod Hahn

Vote: 11-0

**OTHER BUSINESS:**

The Rezoning and Development Plan request by Rock Creek Materials has been withdrawn, and they will submit a letter to request a temporary permit for the concrete mixing facility until which time the ordinance will be reviewed for possible amendments.

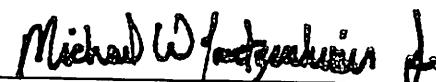
Dave Hilty has received second notice of his violation by certified letter he has contacted the office and is attempting to bring the property into compliance. Michael passed around the photos of the property that he had recently taken. After some discussion the decision was made to ask Mr. Hilty for a letter stating a timeline for completion of bringing the property into compliance, the board suggested to allow him up to 60 days to show some significant progress.

Mike Morrissey brought up the topic of downtown buildings with back street entrances being allowed to increase the number of apartments by utilizing the street level for residential living rather than what is currently allowed to be only businesses in the B-1. Some property owners appeared at Bluffton City Council meeting to discuss the possibility. Mike related that there was a lot more discussion needed with all downtown building owners and per Ken Baker there would be numerous upgrades required to bring the properties up to code for residential use.

The July 2, 2009 meeting of the Area Plan Commission adjourned at 8:15 p.m.

  
\_\_\_\_\_  
Bill Horan, President

Mark Shaffer, Vice-President

ATTEST:   
\_\_\_\_\_  
Michael Lautzenheiser, Jr., Secretary