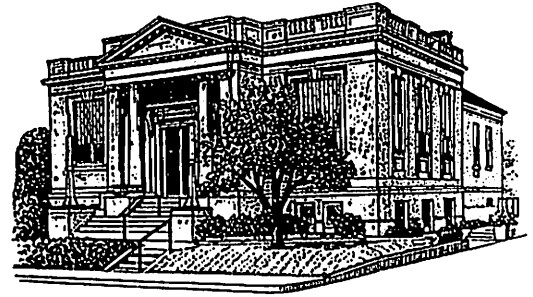


**WELLS COUNTY AREA PLAN COMMISSION**  
WELLS CARNEGIE GOVERNMENT ANNEX  
223 W. Washington St.  
Bluffton, Indiana 46714-1955  
Room 211 PHONE - 824-6407



**June 26, 2008**  
**WELLS COUNTY AREA PLAN**  
**COMMISSION MEETING**

**THURSDAY, JULY 3, 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**

**NEW ITEMS**

A08-07-12 HARRISON TWP., NE/4 7-26N-12E Bluffton Agri Industrial Corp. now known as A. T. Ferrell, Inc. requesting development plan approval for an addition to the existing structure at 1440 S Adams St., Bluffton in an I-1 zone.

A08-07-13 LANCASTER TWP., NE/4 33-27N-12E – Ralph Biggs of Biggs, Inc. requesting rezoning approval for Out-Lot 1 of Villa North Subdivision from B-3 (business) to R-3 (residential).

A08-07-14 UNION TWP., NE/4 12-28N-11E Lori Rogers, requesting approval for a minor subdivision of property at Meridian Rd. between 1000 & 1100 North in an A-1 zone.

A08-07015 HARRISON TWP. NW/4 32-26N-13E Alan Schlagenhauf requesting approval for a minor subdivision of property located at 7108 E 500 South, Bluffton in an A-1 zone.

**ADVISORY**

**ADJOURN**

ROLL CALL

Deb Charleston	Joe Langel
Angie Dial	Jerome Markley
Jarrold Hahn	John Schuhmacher
Bill Horan, President	Mark Shaffer
Finley Lane	

Michael Lautzenheiser, Jr., Director

Area Plan Commission board president, Bill Horan called the July 3, 2008, meeting to order at 7:30, roll call was answered by 8 members, Deb Charleston arrived just after roll call; Harry Baumgartner and Mike Morrissey were absent.

Joe Langel made a motion to approve the June meeting minutes. Jarrod Hahn seconded the motion and the motion carried by a 9-0 vote.

**NEW ITEMS:**

**A08-07-12 HARRISON TWP., NE/4 7-26N-12E Bluffton Agri Industrial Corp. now known as A. T. Ferrell, Inc. requesting development plan approval for an addition to the existing structure at 1440 S Adams St., Bluffton in an I-1 zone.**

Bryan Harshbarger of Briner Building, Inc. represented the development plan for the 8,175' sq. ft. warehouse addition to the Bluffton Agri/A.T. Ferrell, Inc. existing building.

The project also includes relocating a steel scrap building to the northwest corner of the existing asphalt parking lot and enclosing it for their palletizing and scrap work.

The storm water run-off will be to the existing detention pond that was sized for future expansion when the original building was constructed in 1998.

Parking requirements will be met and there are no plans to change any signage.

Conditions: None

Motion to approve: Joe Langel

Second: Jarrod Hahn

Vote: 9-0

**A08-07-13 LANCASTER TWP., NE/4 33-27N-12E – Ralph Biggs of Biggs, Inc. requesting rezoning approval for Out-Lot 1 of Villa North Subdivision from B-3 (business) to R-3 (residential).**

Ralph Biggs appeared for the rezoning request stating this parcel was originally zoned R-3 but at some time the city rezoned along the Main St. business section properties to B-3 going 600 ft.' deep from the Main St./SR 1. The portion of Out Lot 1 behind the 600' ft. across the front at the roadway is zoned R-3 currently.

This property is near to the Capri Ct. apartment complex and the future use should the rezoning pass will be compatible with the existing apartment complex. Mr. Biggs states that they have met with the city several times to discuss the proposed project so that details of the city specifications would be addressed before coming before the APC with the rezoning request.

Bill Horan explained the criteria to be considered when making a decision for a rezoning petition, and that this board will be making a recommendation that will be forwarded to the Bluffton Common Council for final action.

Recommendation: do pass by Jarrod Hahn  
 Second: Finley Lane  
 Vote: 9-0

**A08-07-14 UNION TWP., NE/4 12-28N-11E Lori Rogers, requesting approval for a minor subdivision of property at Meridian Rd. between 1000 & 1100 North in an A-1 zone.**

Lori Rogers was present for the petition request as Michael explained the revised WCZO allows for a one-time minor subdivision from an existing minor subdivision if the property can meet the following criteria, it must be 10-acres or greater and have at least double the required road frontage and be placed on the APC agenda for approval rather than just being approved by the plat committee. The new minor subdivision will be a 2-acre parcel from the 25.75-acre existing parcel.

Motion to approve: Jarrod Hahn  
 Second: John Schuhmacher  
 Vote: 9-0

**A08-07-15 HARRISON TWP. NW/4 32-26N-13E Alan Schlagenhauf requesting approval for a minor subdivision of property located at 7108 E 500 South, Bluffton in an A-1 zone.**

Attorney, Tony Crowell and property owner Alan Schlagenhauf appeared for the request. The minor subdivision petition requires the APC approval due to the waiver request of the setback requirements for some existing structures from the new property line being created for the 3.82-acre parcel. The survey submitted indicates the bins being with the larger tract and the home and barn included with the 3.82-acre minor subdivision.

Michael related that there is an alternate access to the grain bins directly south of a fence line and the southern proposed property boundary line. Bill Horan added that there would enough room to do any work around the bins that may be required with the reduced setback without any difficulty.

Motion to approve: Joe Langel  
Second: Mark Shaffer  
Vote: 9-0

**OTHER BUSINESS:**

Michael reviewed with the board the proposed budget for 2009 for both the Area Plan Office and GIS functions that will be presented to the County Council at the budget hearing July 10.

Discussion pertaining to the probability of increasing the Area Plan fee schedule as suggested by County Council.

Michael informed the board of his findings when calling surrounding and like size counties to compare fees that are collected for various transactions. He had compiled data he collected from counties with a population of 20,000 to 50,000 and has averaged the costs for each type of function: rezone petitions, development plan petitions, major subdivisions, minor subdivisions and plat committee functions, petitions that are filed to be heard by the BZA and simple permits. In closing Michael said there is room to increase our fee schedule and be in line with the averages.

Members Mark Shaffer, Bill Horan, Jarrod Hahn, John Schuhmacher, Joe Langel and Angie Dial made comments that it seemed increases were warranted. Deb Charleston said she has talked to people and because the cost of everything else is going up, the Area Plan fees should not go up.

Michael will prepare a proposed fee schedule reflecting an increase that would be within the averages of the fees he has compiled to be distributed with the next agenda for consideration.

Michael related that the auditor's office has made it known that they are unhappy with the requirement that petitioners need to go there to get record book and page numbers to get a deed to submit when they file for a minor subdivision under the new WCZO. They have stated it is taking too much of their time and they have contacted County Commissioner, Scott Mossburg about the situation. The auditor's office has stated it takes them up to 4 hours to look up a record. The board is in agreement that it is public record and a function of that office to give that information if requested. Michael said it is his estimate that it takes about 15 minutes on average based on deeds he has researched, it can take maybe up to 1 hour if an error is found. Jarrod Hahn stated it has been his experience when he has researched a deed record himself that it takes only minutes, realizing that there can be an exception to that, every once in a while that could take a little longer. Joe Langel said he doesn't think Michael should be taking the time away from all of the other duties he has to look up deeds, as he doesn't believe it will be approved by council that the APC will get any additional help or a GIS person.

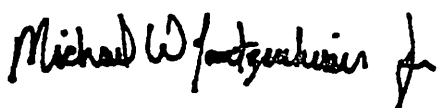
Michael was asked approximately how many deeds are being required at this time? He estimates it has been 15 to 20 per month, but that it has been slightly busier just here lately and does not expect that number to remain that high. The auditors office initially set a policy that they would

require 48 hours to produce the deed record when it was requested which the APC office supported that policy.

The board recognizes the deeds are necessary and that the ordinance should not be amended to eliminate the requirement. Jarrod added that for the minor subdivisions to follow the ordinance it is necessary to have the deed to make an informed decision.

The July 3, 2008 meeting of the Area Plan Commission adjourned at 9:00 p.m.

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

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