

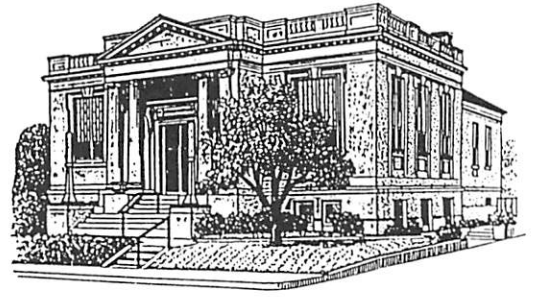
# WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



July 31, 2008

## WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY, AUGUST 7, 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

A08-08-16 LANCASTER TWP., SW/4 32-27N-12E Robert Troxel on behalf of Westland Park, LLC requesting development plan approval for a parking lot and sign at W SR 124 and the bypass, property is zoned I-1.

A08-08-17 JEFFERSON TWP., NE/4 21-28N-12E Mike and Cheryl Gerber d.b.a. TMI requesting development plan approval for a building expansion at 1625 Baker Dr., Ossian. Property is located within the Ossian Industrial Park and zoned I-1.

A08-08-18 LANCASTER TWP., NE/4 33-27N-12E Ralph Biggs requesting development plan approval for an apartment complex at N. Main and Capri Ct., property is zoned R-3.

A08-08-19 LANCASTER TWP. NW/4 1-27N-12E Vivian Webb to Charlotte Dippel Plat Committee petition PC2008-028 transferred to APC. .07-Acre 13.97' ft. road frontage with modification for addition-to.

A08-08-20 HARRISON TWP. NW/4 3-26N-12E Steve R. and Gayla Gerber to RTT Investments Plat Committee petition PC2008-29 transferred to APC. 1.015-Acre 25.0' ft. road frontage with modification for minor subdivision.

#### ADVISORY

#### ADJOURN

ROLL CALL

Harry Baumgartner  
Deb Charleston  
Jarrod Hahn  
Bill Horan, President  
Finley Lane

Joe Langel  
Jerome Markley  
John Schuhmacher  
Mark Shaffer

Michael Lautzenheiser, Jr., Director

APC President, Bill Horan called the August 7, 2008 meeting to order at 7:30 p.m. Nine members answered roll call, Angie Dial and Mike Morrissey were absent.

Joe Langel offered a motion to approve minutes from the July meeting. Mark Shaffer seconded the motion and the minutes were approved by a vote of 9-0.

**NEW ITEMS:**

**A08-08-16 LANCASTER TWP., SW/4 32-27N-12E Robert Troxel on behalf of Westland Park, LLC requesting development plan approval for a parking lot and sign at W SR 124 and the bypass, property is zoned I-1.**

Robert Troxel, property owner and Larry Owen, surveyor presented the development plan. Larry began stating the project is very simple there is a small parking lot to be used for displaying product and an off-premise billboard type sign.

The parking lot is already there with an entrance to it directly across from the entrance to the Westland Park warehouse. Due to the right-of-way of SR 124 they are submitting to INDOT for approval of the entrance and driveway. Ameritech has an easement along SR 124 but they currently use the new driveway to service their equipment and the property owner does not have any objections to them using that driveway rather than the shoulder of SR 124.

The paved surface is under the minimum that requires storm water calculations they are implementing the one-time detention exception.

The sign size is larger than the ordinance allows without BZA approval. An application to the BZA will be made at a later date for the 200' sq. ft. sign.

**CONDITIONS:** INDOT approval is required for driveway/entrance

Sign will require obtaining BZA approval

Motion to approve: Mark Shaffer

Second: Jarrod Hahn

Vote: 9-0

**A08-08-17 JEFFERSON TWP., NE/4 21-28N-12E Mike and Cheryl Gerber d.b.a. TMI requesting development plan approval for a building expansion at 1625 Baker Dr., Ossian. Property is located within the Ossian Industrial Park and zoned I-1.**

Mike Swinford of Briner Building presented the development plan for the addition to the existing facility located in the Ossian Industrial Park. The proposed 18,000 sq. ft. addition will double their space for the steel fabrication shop and will also include two truck docks.

The addition will be at the back of the current facility on the east side. There are 22 new parking spaces for the additional employees. A turn around has been incorporated into the plan to accommodate the semi trucks. Storm water run-off is handled by the regional drainage plan for the entire Ossian Industrial Park.

Conditions: Utility expansions will require Town of Ossian approval  
 Motion to approve: Joe Langel  
 Second: Jarrod Hahn  
 Vote: 9-0

**A08-08-18 LANCASTER TWP., NE/4 33-27N-12E Ralph Biggs requesting development plan approval for an apartment complex at N. Main and Capri Ct., property is zoned R-3.**

Ralph Biggs presented the development plan for the multi building apartment complex. Ralph related that the project has been in the works for a year and he has met several times with City of Bluffton on the development. They were working toward getting a street connection with the development to the south but were denied, however, they have provided a roadway easement that may eventually be allowed to connect in the future.

A modification for a front yard setback reduction from 20' ft. to 14.75' for building shown as number "4" on the site plan to allow for the correct width of right-of-way for a future street. As per the plat committee requirements: Five additional parking spaces have been provided, the sign location has been identified on the site plan and storm water calculations have been provided for the regional detention pond.

Conditions: N/A  
 Motion to approve: Jarrod Hahn  
 Second: John Schuhmacher  
 Vote: 9-0

**A08-08-19 LANCASTER TWP. NW/4 1-27N-12E Vivian Webb to Charlotte Dippel Plat Committee petition PC2008-028 transferred to APC. .07-Acre 13.97' ft. of road frontage with modification for addition-to.**

Petition represented by realtor, Jody Holloway.

The petition is to correct a surveying error that dates back to 1955 which as a result has four consecutive lots off by 14' ft. each. Jody explained that with one of the properties selling they are attempting to reconcile the lines of possession with the legal description between two neighboring properties.

Conditions: N/A

Motion to approve: Joe Langel

Second: Finley Lane

Vote: 9-0

**A08-08-20 HARRISON TWP. NW/4 3-26N-12E Steve R. and Gayla Gerber to RTT Investments Plat Committee petition PC2008-29 transferred to APC. 1.015-Acre 25.0' ft. road frontage with modification for minor subdivision.**

Represented by Attorney, Keith Huffman and property owner Steve Gerber.

The 7.49-acre tract is the total acreage of two tracts and requires a combine petition so that one tract will not be sold off separately. The combination petition joining the primary parcel and the adjacent tracts will allow for the minor subdivision.

Gerber's are relocating their business and selling the building to RTT Investments. The U-store buildings on the property will be sold to another buyer. There are two 25' ft. strips one that is attached to the .533 acre and the second one to the east that will be access to tract 2. There is an easement agreement that will be implemented between the property owners. In addition there is a large sign on tract 2 that they are requesting approval for it to remain with a reduced front setback.

Conditions: Findings will be revised to reflect minor subdivision action.

Motion to approve: Jarrod Hahn

Second: Joe Langel

Vote: 9-0

**DISCUSSION:**

The probability of a fee schedule increase for all functions of the APC that would become effective in 2009 was discussed at length. The general consensus among the board members was that an increase is warranted, however, Deb Charleston did voice that she does not believe they should go up so much.

Michael related the amounts he is proposing are averages of all the counties he polled. It was suggested that when presented to County Council to show the present amount brought in, the proposed amount and what would have been collected with the new fee schedule in effect.

An amended fee schedule will be prepared to be adopted that will allow the same petitioner combining more than one contiguous lot to pay one fee for all lots.

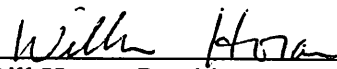
The authority of the Plat Committee functions was discussed pertaining to the frequency of meetings; the ability to approve petitions that are now put on APC meeting agendas due to modifications or variances from the standard minimum requirements.

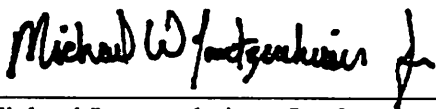
Information packets are to be reviewed and revised where needed to be understood more easily. Suggestions were to add more information and explanations of why the information is needed. Compliance letters seem to be a major obstacle; the document will be reviewed for a format that could be more simply executed for the petitioners.

Information availability was discussed, it is available on-line, but also can be handed out in the office, and mailed to someone upon request.

The difficulty of understanding the ordinance was discussed, with both Michael and Doug Sundling who worked on the composition stating that when following the Indiana Codes and applying planning principles there is terminology and/or legalese that cannot be more simple stated. Doug Sundling added that the City of Bluffton has been pleased with the more recent cooperation from the Area Plan Commission and development standards being upheld and enforced.

After final comments and suggestions Bill Horan adjourned the August 7, 2008 meeting of the Area Plan Commission at 9:30 p.m.

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

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