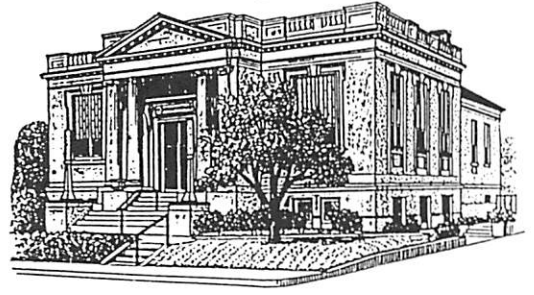


WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

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



August 29, 2008 WELLS COUNTY AREA PLAN COMMISSION MEETING

THURSDAY, SEPTEMBER 4, 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:

A08-09-21 UNION TWP., KNIGHT'S 2nd ADDITION, COMBINED LOTS 11 & 12 and ½ VACATED STREET AND ALLEY. Walter Stephen for Lengerich Meats, Inc. requesting development plan approval for an addition to the existing facility. Property is zoned I-2 and located at 3095 W. Van Horn St., Zanesville.

A08-09-22 LANCASTER TWP. NW/4 6-27N-13E Plat Committee petition #2008-62 minor subdivision with modification for Homer H. Fiechter Trust. Property zoned A-1 and located on US Hwy. 224 between 600 East and SR 301.

A08-09-23 Adoption of amended fee schedule.

ADVISORY

ADJOURN

ROLL CALL

Harry Baumgartner	Joe Langel
Deb Charleston	Jerome Markley
Jarrold Hahn	Mike Morrissey
William Horan, President	John Schuhmacher
Finley Lane	Mark Shafer

Michael Lautzenheiser, Jr., Director

President, Bill Horan, called the meeting of the Area Plan Commission to order at 7:30 p.m. Roll call was answered by ten members; Angie Dial was absent.

Joe Langel offered a motion to approve the minutes from the August meeting and Mark Shaffer seconded the motion, the minutes were approved 9-0; Mike Morrissey abstained from the vote stating he was absent from that meeting.

NEW ITEMS:

A08-09-21 UNION TWP., KNIGHT’S 2nd ADDITION, COMBINED LOTS 11 & 12 and ½ VACATED STREET AND ALLEY. Walter Stephen for Lengerich Meats, Inc. requesting development plan approval for an addition to the existing facility. Property is zoned I-2 and located at 3095 W. Van Horn St., Zanesville.

Walter Stephen attended to represent the development plan request to have an 11’ X 15’ addition approved for additional freezer capacity. The proposed addition will be over existing stone parking and additional storm water plans are not required. There are not any additional utility services being requested and the traffic and/or parking area are open access from the street and additional parking spaces are not required for this project.

Conditions: none
Motion to approve: Mike Morrissey
Second: John Schuhmacher
Vote: 10-0

A08-09-22 LANCASTER TWP. NW/4 6-27N-13E Plat Committee Petition #2008-62 minor subdivision with modification for Homer H. Fiechter Trust. Property zoned A-1 and located on US Hwy. 224 between 600 East and SR 301.

Realtor, Rudy Frauhiger represented the minor subdivision request with modification. The improvements are to be sold off from the farm and the farm ground will be retained by the trust. In addition to the home there are several accessory structures on the 7.65-acre parcel being sold off. With the exception of a grain bin all structures will meet the required setback, the grain bin was placed too close to McCoy-Smith open ditch and probably constructed during a time that permits were not obtained for grain bins. Allowing the center of the ditch to become the property

line will give the bin a 15' ft. setback reduced from the 20' ft. requirement and allow the property line for both parcels to be a straight line rather than jogging out around the bin and back.

Conditions: None

Motion to approve: Jarrod Hahn

Second: Mike Morrissey

Vote: 10-0

A08-09-23 Adoption of amended fee schedule.

Michael reviewed for the board the proposed fee schedule that will allow petitioners filing more than one addition or combine when the properties are contiguous; to file multiple petitions for one fee rather than a fee for each parcel or lot.

A new fee added to the schedule is the plat committee appeal as this is a new function for the minor subdivisions and was not necessary before.

For clarification Mike emphasized this is not an increase for all functions as discussed at earlier meetings, that is yet to be determined and if there are increases it will not be until 2009.

Conditions: None

Motion to Approve: John Schuhmacher

Second: Jarrod Hahn

Vote: 10-0

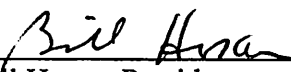
ADVISORY:

Discussion to review the executive session meeting topics; agreed to investigate utilizing comment cards and how they would be monitored and suggestions for revising information packets to be more "user friendly".

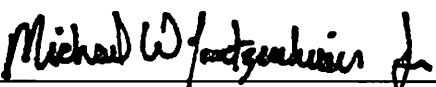
DIRECTOR COMMENTS:

Michael related to the board that a representative from Burkhart Sign Co. came to the office to register a complaint on signs along the SR 1 corridor (Main St.) and north of US Hwy. 224. There are various signs that may be only temporary in nature that need to have a timeline established, some may just need to be moved away from the right-of-way and some may be without permits that will need to go through the permitting process.

The September 4, 2008, meeting of the Area Plan commission was adjourned at 8:05 p.m.



Bill Horan, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary

Wells County Area Plan Commission Fee Schedule

Area Plan Commission

Development Plan:	\$100.00
Rezoning:	\$100.00
Major Subdivision:	\$250.00 + \$5.00 per lot
Plat Committee Appeal:	\$40.00

Board of Zoning Appeals

Petitions:	\$125.00
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Plat Committee

Minor Subdivision:	\$40.00
Minor Subdivision:	\$40.00
Addition:	\$40.00
Addition:	\$40.00*
Combine:	\$40.00*

Plan Commission Office

Small Map: (8 ½ X 11)	\$1.00
Small Map: (8 ½ X 11 and 8 ½ X 14)	\$1.00
Large Scale Map:	\$2.50 per sq. ft.
Improvement Location Permit:	\$30.00
Subdivision Control Ordinance Book:	\$15.00
Zoning Ordinance Book:	\$15.00
Subdivision Control Ordinance and Zoning Ordinance Book	\$15.00
Minor Subdivision Sign	\$10.00

*** Additions and Combines may be charged a single fee during the case that multiple petitions are needed to carry out a single project and the properties are contiguous in nature.**

Wherefore, based upon the above amendments and upon the Motion of John Schumacher, duly Seconded by Jarrold Hahn, the amendments to the Wells County Area Plan Commission Fee Schedule is hereby approved by a vote of 10 in favor 0 opposed.

Granted this 4th Day of September, 2008

William Horan
William Horan
Plan Commission President

Michael W. Lautzenheiser Jr.
Michael W. Lautzenheiser Jr.
Plan Commission Secretary

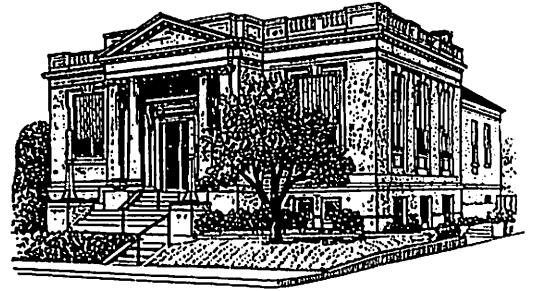
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Date: August 29, 2008

To: Wells County Area Plan Commission Members

Re: Meetings Schedule for September 4, 2008

September 4, 2008

Executive Session of the Wells County Area Plan Commission @ 6:30 pm

Regular Meeting of the Wells County Area Plan Commission @ 7:30 pm

Regular Meeting of the Wells County Plat Committee @ 8:30 pm (pending the length of the APC Meeting)

Sincerely,

A handwritten signature in black ink, appearing to read "Michael W. Lautzenheiser Jr.". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Michael W. Lautzenheiser Jr.

Area Plan Commission Director