

Wells County Area Plan Commission

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Requirements for a Large WECS

Filing and Meeting dates are available at the Area Plan Commission Office and the Wells County Area Plan Commission Web Site (<http://www.wellscounty.org/apc.htm>)

Copies of the Wells County Zoning Ordinance and Wells County Subdivision Control Ordinance are available for purchase at the Wells County Area Plan Commission Office or may be viewed and printed online at the Wells County Area Plan Commission Web Site (<http://www.wellscounty.org/apc.htm>)

1) FEES

- a. Filing Fee \$100.00 per turbine (payable to the Wells County Area Plan Commission)
- b. Public Advertisement Sign Fee \$10.00 per turbine (payable to the Wells County Area Plan Commission)
- c. Legal Advertisement \$85.00 (payable to the Bluffton News-Banner)

2) Filing

- a. Filled Out and Signed Petition
- b. Current Deed
- c. 1 Copy + Digital Submission of each survey plat
(1 per public land survey section) **Must Be 24" X 36"**
- d. 5 Copies + Digital Submission of Project Layout Plan
Must Be 24" X 36" (scale must be the same as e. and f.)
- e. 5 Copies + Digital Submission of Utility Layout Plan
Must Be 24" X 36" (scale must be the same as d. and f.)
- f. 5 Copies + Digital Submission of Noise and Shadow Flicker Analysis Plan
Must Be 24" X 36" (scale must be the same as d. and e.)
- g. Large WECS construction information and specifications (15-05 (1) (A))
- h. Findings of fact and ruling document provided by the petitioner's attorney at least 2 weeks prior to the meeting date.

Digital Submission: surveys and plans required to be filed digitally shall be delivered to the Wells County Area Plan Commission in either ESRI shp file format or PDF format. If the submission is done in ESRI shp file format the files shall be in the following projection: NAD 1983 StatePlane Indiana East FIPS 1301 Feet

3) APPEAL PERIOD: 30 days

- * All Fees Are Not Refundable
- * As A Petitioner You Are Responsible For Reviewing The Wells County Zoning Ordinance And Subdivision Control Ordinance Requirements For Your Petition. The Area Plan Commission Office Staff Will Be Available To Answer Any Questions You May Have.
- * A COMPLETE FILING DOES NOT GUARANTEE APPROVAL. (THE FILING MUST MEET THE APPLICABLE REQUIREMENTS OF THE WELLS COUNTY ZONING AND SUBDIVISION CONTROL ORDINANCE TO BE APPROVED.)

APC STAFF: Michael Lautzenheiser Jr. – Director Becky Longenberger – Administrative Assistant
Tracey Ulmer – Part-Time Clerical

Wells County Area Plan Commission

Large WECS

Filing Form and Findings of Fact and Ruling Document

Filing Form

Owner/Operator's Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone #: _____ E-Mail: _____

Number of Large WECS: _____ Name Plate Capacity _____ Total Project Capacity: _____

Large WECS Brand: _____

Hub Height: _____ Blade Length: _____ Total Height: _____

Surveys Prepared By: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone #: _____ E-Mail: _____

Plans Prepared By: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone #: _____ E-Mail: _____

Findings of Fact and Ruling Document Prepared By: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone #: _____ E-Mail: _____

Signature _____ Date _____ Signature _____ Date _____

Signature _____ Date _____ Signature _____ Date _____

(This petition must be signed by 50% of the owner / operators.)

**Required Items in the Findings of Fact and Ruling Document
For A Large WECS**

PREFACE:

“PETITION FOR Large WECS APPROVAL: (Petition Number)”

“OWNER / OPERATOR NAME: (Owner / Operator’s Name)”

“LOCATED AT: (general project boundary)

“DESCRIPTION: (Copy’s of attached affected property deed see Exhibit A)”

“CURRENT ZONING CLASSIFICATION: (Zoning Type)”

“PROPOSED LARGE WECS PROJECT: (Number of Large WECS and Total Generating Capacity)”

“PRINT DATE: (Printing Date)”

Body:

Comes now the Wells County Area Plan Commission and in support of granting (Petitioner’s) Petition for Large WECS makes the following Findings of Fact, to wit:

(Petitioner) filed a Petition for a Large WECS as to the following described real estate located in (Township Name) Township, Wells County, Indiana; more particularly described on Exhibit A attached hereto.

Notice of the scheduled (public hearing date) public hearing on the Petition was duly published in accordance with I.C. 5-3-1 more than ten (10) days prior to the public hearing.

The sign as required by the Wells County Area Plan Commission has been duly posted in accordance with the Rules of Procedure of the Wells County Area Plan Commission more than fourteen days prior to the Wells County Area Plan Commission hearing.

On (public hearing date), the Wells County Area Plan Commission conducted a public hearing on the Petition in accordance with the Rules of Procedure of the Wells County Area Plan Commission and the following evidence was heard.

Each of the following ordinance sections shall have written answer to how the petition will meet the requirements of the Wells County Zoning and Floodplain Management Ordinance and Subdivision Control Ordinance and Indiana Code. 15-02; 15-03 (1); 15-05 (1) (A); 15-05 (2) (A); 15-05 (3); 15-05 (4) (A); 15-05 (4) (B); 15-05 (4) (C); 15-05 (4) (D); 15-05 (4) (E); 15-05 (4) (F); 15-05 (4) (G); 15-05 (4) (H); 15-05 (4) (I); 15-05 (4) (J); 15-05 (4) (K); 15-05 (4) (L); 15-05 (5); 15-05 (6); 15-05 (7); 15-05 (8); 15-05 (9); 15-05 (10); 15-05 (11); 15-05 (12); 15-05 (13)

Ruling:

Any variances approved by the Wells County Board of Zoning Appeals.

Any Modification approved by the Wells County Area Plan Commission

Any conditions or commitments

Wherefore, based upon the above findings of fact and upon the Motion of _____, duly seconded by _____, the Petition for a WECS by _____ is hereby granted by a vote of _____ in favor and _____ opposed.

Granted this (day) day of (month), (year).

Signature line for Wells County Area Plan Commission President

Signature line for Wells County Area Plan Commission Secretary.

For More Information Please See an Example at <http://www.wellscounty.org/forms.htm> or at the Wells County Plan Commission Office.