

Wells County Area Plan Commission

Requirements for a Development Plan

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 (Payable to Area Plan Commission)
(Filing fee set forth by the Wells County APC Fee Schedule)
- b. Sign Fee: \$10.00 (Payable to Area Plan Commission)
(Public advertisement sign required by APC Rules of Procedure)
- c. Legal Add: \$92.00 (Payable to Bluffton News Banner)
(Legal advertisement required by IC 5-3-1)

2) Filing

- a. Filled Out and Signed Petition
- b. Current Deed for the affected property
- c. 5 copies of the plat **Must Be 24" x 36"**
- d. Status of any applicable permits from other regulatory agencies
- e. Copy of Notice of Agriculture Activity Form (if property is zoned A-1 or A-R)

3) APPEAL PERIOD: **30 DAYS**

(State required appeal period set forth in IC 36-7-4)

* 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); Amanda Studebaker (Administrative Assistant); Tracey Ulmer (Part-Time Clerical)

Development Plan Petition

PETITION FOR DEVELOPMENT PLAN APPROVAL: (APC OFFICE) _____

Owner of Real Estate (Petitioner): _____

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

Phone #: _____ E-Mail: _____

Plans Prepared By: _____

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

Phone #: _____ E-Mail: _____

Property Location: _____

Property Description: _____

Proposed Development Plan: _____

Current Zoning Classification: _____

Comes now the Area Plan Commission and in support of granting "Petitioner's" Petition for Development Plan makes the following Findings of Fact, to wit:

"Petitioner" filed a Petition for a Development Plan as to the following described real estate located in _____ Township, Wells County, Indiana; more particularly described on Exhibit A attached hereto.

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

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

(Petitioner or Petitioner's Agent shall verify and explain why the petition meets each of the requirements listed below)
(Yes means Approved and No means Denied)

14-05 REQUIREMENTS:

(1) The proposed Development Plan must be compatible with surrounding land uses.

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(2) The proposed Development Plan shall be sited, oriented, and landscaped to produce a harmonious relationship of buildings and grounds to adjacent buildings and properties.

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(3) Land uses between structures located upon the subject parcel, scale, building materials, and building style of the proposed development shall be sufficient to allow for a total visual impression and environment that is consistent with the environment of the neighborhood.

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(4) The proposed Development Plan shall present a traffic management plan that creates conditions favorable to public health, safety, and convenience and shall be harmonious with the Comprehensive Plan. The Plan Commission may require additional design features but may not be limited to acceleration and deceleration lanes, passing blisters, site angles, and construction requirements.

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(5) Vehicle access and parking shall be organized to minimize congestion in the neighborhood.

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(6) The proposed Development Plan shall allow for the availability and coordination of essential utilities and other necessary appurtenances for urban development. The petitioner shall present written evidence that they have entered into a contract with the local legislative body or utilities to install and extend necessary services to accommodate proposed development of a property.

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(7) All structures shall meet the minimum setback and building height requirements for that accessory or primary structure and for the applicable zoning district (ARTICLE 9):

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(8) The proposed Development Plan shall meet the requirements set forth in the Floodplain Management Article (Article 19):

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(9) The proposed Development Plan shall meet the requirements set forth in the Performance Standards Article (Article 12):

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(10) The proposed Development Plan shall meet the requirements set forth in the Storm Water Control Article (Article 7 Subdivision Control Ordinance):

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(11) The proposed Development Plan shall meet the requirements set forth in the Subdivision Control Articles (Article 4 Minor Subdivisions, Combines, Additions and Article 5 Major Subdivisions):

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

(12) The proposed Development Plan shall meet the requirements set forth in the Public Ways-Roads Article (Article 6 Subdivision Control Ordinance):

a. Does The Petition Meet the Requirement? (YES or NO)

b. Explain _____

NOTICE OF AGRICULTURAL ACTIVITY

TO: ALL PETITIONERS IN AGRICULTURAL ZONED AREAS OF **WELLS** COUNTY, INDIANA

This notice is given to you because of your petition to move into an area of **Wells** County that is zoned for Agriculture.

The purpose of this notice is to assure you are aware that all agricultural operations are allowed in this area.

Agricultural activity may include, but is not limited to, grazing of livestock, confined feeding of livestock, application of animal manure to land, application of herbicides and pesticides to fields and growing crops, creation of dust from field operations and noise from livestock and machinery operations which includes the drying and transportation of grain, sometimes with machinery that has a "Slow Moving Vehicle" emblem on it, meaning it is traveling at 25 mph or less.

People who choose to live in these areas must understand that agricultural operations may be occurring nearby.

You must also understand that Indiana has a "RIGHT TO FARM" law that protects farm operations from unwarranted nuisance suits by neighbors who move next to an existing farm operation. Farm operations do not constitute a nuisance so long as they are not negligently maintained, do not endanger human health and do not cause bodily injury to third parties.

By signing this notice form you verify that you have received it, read it and understand it. You are not giving up the right to seek redress for negligence by individuals associated with a farm operation or by other residents of the area.

I, _____ CERTIFY THAT I HAVE RECEIVED THIS NOTICE. I HAVE READ IT AND I UNDERSTAND IT.

Printed Name

Date