

Wells County Area Plan Commission

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 Area Plan Commission)
(Filing fee set forth by the Wells County APC Fee Schedule)
- b. Sign Fee: Fee to be Determined (Payable to Area Plan Commission)
(Public advertisement sign required by APC Rules of Procedure)
- c. Legal Add: Fee to be Determined (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 properties
- c. A Copy of the General Information Listed in 15-05 of the Ordinance.
- d. 5 copies + (Digital) of the plat **Must Be 24" x 36" including the following plans**
 1. A detailed Setback and Turbine location survey for each PLSS.
 2. A detailed Project Layout Plan as listed in the Ordinance A detailed Utility Layout Plan as listed in the Ordinance)
 3. A detailed Noise and Shadow Flicker Analysis Plan as listed in the Ordinance.
- e. Status of any applicable permits from other regulatory agencies
- f. 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)

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

* 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)

Large WECS Petition

PETITION FOR LARGE WECS 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 Large WECS: _____

Current Zoning Classification: _____

Comes now the 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, 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)

15-05 Requirements

(1) Does the Large WECS project's petition filing include the construction information and specifications, including the equipment name, nameplate generating capacity, height, blade length, hazard signage, a copy of the standard product specification sheet, and maintenance schedule?

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

b. Explain: _____

(2) Does the Large WECS project meet the property line setback requirements?

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

b. Explain: _____

(3) Does the Large WECS project meet the Public Road Right-of-Way setback requirements?

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

b. Explain: _____

(4) Does the Large WECS project meet the Residential dwelling setback requirements?

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

b. Explain: _____

(5) Does the Large WECS project meet the Cities and Towns boundaries setback requirement?

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

b. Explain: _____

(6) Does the Large WECS project meet the Guy Wires and Horizontal Extensions setback requirement?

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

b. Explain: _____

(7) Does the Large WECS project meet the color and finish requirements?

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

b. Explain: _____

(8) Does the Large WECS project meet the braking system requirements?

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

b. Explain: _____

(9) Does the Large WECS project meet the climbing prevention requirements?

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

b. Explain: _____

(10) Does the Large WECS project meet the blade clearance requirements?

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

b. Explain: _____

(11) Does the Large WECS project meet the FAA/Lighting requirements?

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

b. Explain: _____

(12) Prior to the issuance of the improvement location permit will the Large WECS Project receive the permits and approvals from all applicable federal, state, and local agencies?

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

b. Explain: _____

(13) Does the Large WECS project meet the Hazard Signage requirements?

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

b. Explain: _____

(14) Does the Large WECS project meet the Electrical Components requirements?

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

b. Explain: _____

(15) Does the Large WECS project meet the Noise requirements?

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

b. Explain: _____

(16) Does the Large WECS project meet the shadow flicker requirements?

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

b. Explain: _____

(17) Does the Large WECS project meet the signage requirements?

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

b. Explain: _____

(18) Does the Large WECS project meet the Interference requirements?

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

b. Explain: _____

(19) Will the Large WECS project meet the Material handling, storage, and disposal requirements?

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

b. Explain: _____

(20) Prior to the issuance of an Improvement Location Permit will the Large WECS project include an approved Decommissioning Plan that meets the basic requirements?

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

b. Explain: _____

(21) Prior to the issuance of an Improvement Location Permit will the Large WECS project include an approved Agreement for Use, Repair, and Improvement of Roads and Repair of Drainage Facilities that meets the basic requirements?

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

b. Explain: _____

(22) Prior to the issuance of an Improvement Location Permit will the Large WECS project include an approved Economic Development Agreement that meets the basic requirements?

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

b. Explain: _____

(23) Does the Large WECS Project's filing includes a Project Layout Plan meeting the listed requirements?

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

b. Explain: _____

(24) Does the Large WECS Project's filing includes an Utility Layout Plan meeting the listed requirements?

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

b. Explain: _____

(25) Does the Large WECS Project's filing includes a Noise and Shadow Flicker Analysis Plan meeting the listed requirements?

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

b. Explain: _____

(26) Upon Completion of the Large WECS Project's Development will the required As-Built Plans will be delivered to the Wells County Area Plan Director.

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

b. Explain: _____

(27) At any time during the Large WECS project or once it is completed do you have a plan to contact the Plan Commission office if there is going to be a transfer of ownership or operation as required?

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

b. Explain: _____

(28) Does the Large WECS project meet the permitted use and lot requirements?

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

b. Explain: _____

(29) Does the Large WECS project meet the Floodplain Management requirements?

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