

Wells County Plat Committee Agenda

December 18, 2025 @ 9:00 am

Wells Co Annex Building

Call to Order:

Roll Call:

____ Jarrod Hahn – Wells County Area Plan Commission Appointee #1 – Term: 1/1/2025 – 12/31/2025
____ Bill Horan – Wells County Area Plan Commission Appointee #2 – Term: 1/1/2025 – 12/31/2025
____ Lynne Huffman – Wells County Area Plan Commission Appointee #3 – Term: 1/1/2025 – 12/31/2025
____ Nick Huffman – Wells County Area Plan Commission Appointee #4 – Term: 1/1/2025 – 12/31/2025
____ Michael Lautzenheiser, Jr. – Wells County Area Plan Commission Appointee #5 – Term: 1/1/2025 – 12/31/2025

Tim Sipe – Attorney – Wells County Area Plan Commission – Term: 1/1/2025 – 12/31/2025

Suzie Gentis – Wells County Area Plan Commission – Term: Virtue of Office

Tracey Ulmer – Wells County Area Plan Commission - Term: Virtue of Office

Approval of the Meeting Minutes from December 4, 2025

Development Plan:

Major Subdivision:

Pond:

Division of a Minor Subdivision:

Minor Subdivisions / Additions / Combines:

Old

New

PC 2025-129	Grier Inc. NW corner of CR 200 S & SR 1 18.08 acres w/ 1729.75 ft road frontage Minor Subdivision	PC 2025-135	Toni Junk & Tami Junk CR 700 E east of 600 E 3 ac w/ 269 ft road frontage Minor Subdivision
PC 2025-130	Brandon & Megan Gerber 338 E SR 124 5.902 ac + 2.05 ac = 2.952 ac Combine	PC 2025-136	David Zaugg & Joye Fuess 6241 N 450 E 66.18 ac – 1.68 ac = 64.5 ac 0.32 ac + 1.68 ac = 2 ac Addition
PC 2025-131	Kyle Mueller 2320 Red Oak Court, Bluffton Lot 166 – 0.015 ac = Lot 166 – 0.015 ac Lot 167 + 0.015 ac = Lot 167 + 0.015 ac Addition	PC 2025-137	David Zaugg & Joye Fuess 450 E north of US 224 9.28 ac w/ 152.89 ft road frontage Minor Subdivision
PC 2025-132	Prichard Family Trust 200 N & 450 E 72.4 ac – 0.76 ac = 71.64 ac 69.85 ac + 0.76 ac = 70.61 ac Addition	PC 2025-138	Albert & Ruth Dubach Family Trust CR 200 S & County Home Road 77.6 ac + 33.7 ac = 111.3 ac Combine
PC 2025-133	Prichard Family Trust 200 N & 450 E 30.27 ac w/ 25 ft road frontage Minor Subdivision	PC 2025-139	Albert & Ruth Dubach Family Trust CR 200 S & County Home Road 2 ac w/ 348.5 ft road frontage (Tract 1) Minor Subdivision
PC 2025-134	GWFF LLC 4396 E SR 124, Bluffton 7.67 ac w/ 24.44 ft road frontage Minor Subdivision	PC 2025-140	Albert & Ruth Dubach Family Trust CR 200 S & County Home Road 2 ac w/ 115.37 ft road frontage (Tract 2) Minor Subdivision

Other:

Adjourn: