

Wells County Plat Committee Agenda

July 11, 2024 @ 9:00 am

Wells Co Annex Building

Call to Order:

Roll Call

____Jarrod Hahn

____Bill Horan

____Nick Huffman

____Jerry Petzel

____Michael Lautzenheiser, Jr.

Approval of Meeting Minutes from June 20, 2024

1st _____ 2nd _____ Vote: _____

Development Plan:

A 24-08-12 LANCASTER TWP. SW/4 22-27N-12E Mmatt Partnership& Felger Investments request approval for a parking lot expansion. The property is located at 2095 Commerce Drive, Bluffton, IN 46714 and is zoned B-3

Staff 24-07-05 HARRISON TWP. NW/4 10-26N-12E Bluffton-Harrison MSD request approval for a 30 x 40 Athletic Equipment Storage Building. The property is located at One Tiger Drive, Bluffton, IN 46714 and is zoned R-1

Major Subdivision:

Revised Secondary Review – Section 2

A 20-06-11 JEFFERSON TWP. SE/4 15-28N-12E FHG Development (Crosswind Lakes) requests an approval of a Major Subdivision for 113 lots. The property is located off 900 N, Ossian, IN 46777 and is zoned R-2.

Pond:

Minor Subdivisions / Additions / Combines:

Old

New

**PC 2024-067 BLI Inc
2020 E 250 N, Bluffton
65.86 acres – 0.376 acres = 65.484 acres
0.83 acres + 0.376 acres = 1.206 acres
Addition**

1st _____ 2nd _____ Vote: _____

PC 2024-068 Seven Days Family Farms LLC
4660 W 100 S, Liberty Center
2 acres w/ 435.6' road frontage
Minor Subdivision

1st _____ 2nd _____ Vote: _____

PC 2024-069 Ralph Bauermeister, Hildegard Bauermeister Rev Living Trust
7676 E 1000 N, Ossian
3.044 acres w/ 252' road frontage
Minor Subdivision

1st _____ 2nd _____ Vote: _____

PC 2024-070 Brian Fausz
850 N & 150 E, Markle
64.9 acres – 2 acres = 62.9 acres
6.05 acres + 2 acres = 8.05 acres
Addition

1st _____ 2nd _____ Vote: _____

PC 2024-071 Adam & Katie Fulton
10885 N 200 W, Markle
6.011 acres – 0.453 acres = 5.558 acres
5 acres + 0.453 acres = 5.453 acres
Addition

1st _____ 2nd _____ Vote: _____

PC 2024-072 Ronald Harnish
300 N & Meridian Rd., Bluffton
3 acres w/ 246.5' road frontage
Minor Subdivision

1st _____ 2nd _____ Vote: _____

PC 2024-073 Miller Family Trust
157 W 200 N, Bluffton
12.6 acres + 26.78 acres = 39.38 acres
Combine

1st _____ 2nd _____ Vote: _____

PC 2024-074 Miller Family Trust
157 W 200 N, Bluffton
3.010 acres w/ 426.5' road frontage
Minor Subdivision

1st _____ 2nd _____ Vote: _____

PC 2024-075 Mmatt Partnership
2095 Commerce Drive, Bluffton
3.213 acres – 3.213 acres = 0 acres
0.58 acres + 3.213 acres = 3.793 acres
Addition

1st _____ 2nd _____ Vote: _____

Other:

Discussion:

Adjourn: _____