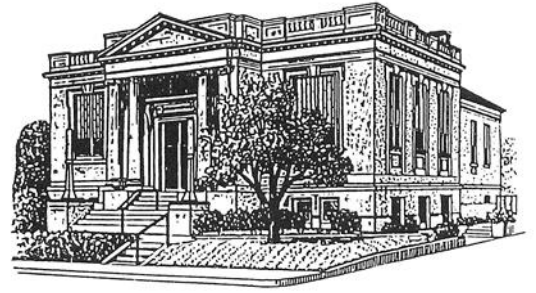


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



**MEETING OF THE
WELLS COUNTY AREA PLAN COMMISSION**

THURSDAY, January 9, 2025 AT 7:00 P.M.

**ROOM 105 (MULTI-PURPOSE ROOM), LOWER LEVEL OF THE WELLS CARNEGIE
GOVERNMENT ANNEX BUILDING, 223 W. WASHINGTON ST., BLUFFTON, IN.
USE ELEVATOR ENTRANCE - EAST SIDE OF THE BUILDING**

AGENDA

ROLL CALL

ELECTION OF OFFICERS FOR 2025

- President
- Vice-President
- Secretary
- BZA Appointment
- Plat Committee

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

A 25-01-01 JEFFERSON TWP. NW/4 15-28N-12E Jose Juan Tello Zarate requests approval for rezoning to R-2. The property is located at 601 N Metts St., Ossian, IN 46777, and is currently zoned R-1.

A 25-01-02 HARRISON TWP. NW/4 5-26N-12E Wells County Area Plan Commission requests approval for rezoning to B-3 for properties owned by BCG Capital LLC & Minnich Enterprises LLC. The properties are located at 1590 W Washington St & 1600 W Washington St., Bluffton, IN 46714 (also known as the Former County Highway Department Properties) and are currently zoned R-1.

A 25-01-03 Bluffton TIF - Resolution Amending the Declaratory Resolution – Amendment to Economic Development Plan to add the Pool Project.

A 25-01-04 Bluffton TIF - Adopting Declaratory Resolution – Creating a new Hale Street TIF District.

OTHER BUSINESS

- Attorney Update & Contract
- 2024 Year-End Report
- 2025 Plan of Operations

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION & TRAILS UPDATE

HOUSING STUDY UPDATE

ADVISORY

ADJOURN