

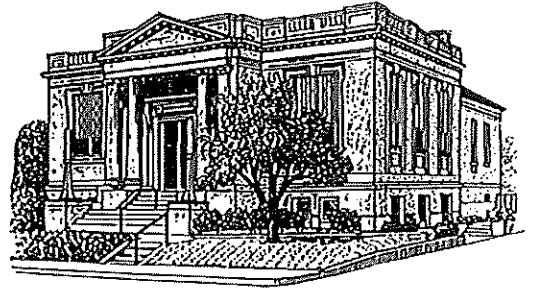
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



SPECIAL MEETING OF THE WELLS COUNTY AREA PLAN COMMISSION

THURSDAY, February 15, 2024 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

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

A 24-02-02 HARRISON TWP. NW/4 4-26N-12E Douglas K & Amy A Dunwiddie request approval for a rezoning to R-2. The properties are located at 711 W Cherry, Bluffton, IN 46714 and is zoned B-2.

ADVISORY

ADJOURN

ROLL CALL

Blake Gerber
Jarrod Hahn

John Potter
Tim Rohr
John Schuhmacher
Melissa Woodworth

Geoff Lance
Jerome Markley

Michael Lautzenheiser, Jr., Director

The February 15, 2024, special meeting of the Area Plan Commission was called to order at 7:00 p.m. by Board President Jerome Markley. Eight members were present for roll call. Blake Gerber was in attendance as the alternate for Tyson Brooks who was unable to attend the special meeting. Chandler Gerber and Bill Horan were absent. The Town of Vera Cruz has not officially made their appointments to the board before the meeting.

APPROVAL OF MINUTES:

Tim Rohr made a motion to approve the minutes with changes from the February 1, 2024, meeting. Jarrod Hahn seconded the motion; the motion carried 7-0-1. Blake Gerber abstained from voting.

OLD ITEMS:

NEW ITEMS:

A 24-02-02 HARRISON TWP. NW/4 4-26N-12E Douglas K & Amy A Dunwiddie request approval for a rezoning to R-2. The property is located at 711 W Cherry, Bluffton, IN 46714 and is zoned B-2.

Douglas Dunwiddie presented the rezoning request. It was mentioned that the new buyer’s loan needed zoning to match the use of the property as residential. There was a discussion on the history of the property and the long-time residential use. Blake Gerber asked about neighboring properties calling. There had been no contact made to the office regarding the property. Jerome Markley asked for public comment and there was none.

Motion to send a Do Pass Recommendation to Bluffton Common Council: John Schuhmacher
Second: Jarrod Hahn
Vote: 8-0

OTHER BUSINESS:

Paddlefish Solar Packet

Michael Lautzenheiser gave a brief recap of the packet that was provided to the board which included his opinion letter, main petition paperwork, and flash drive with the whole Paddlefish application on it.

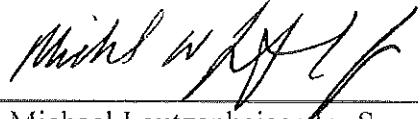
ADVISORY:

The March 7, 2024, meeting was mentioned as a reminder of the 6 p.m. start time and that it was recommended to arrive at least 15 minutes early.

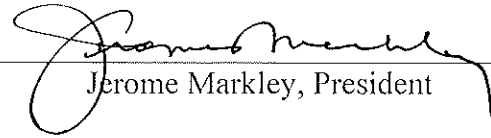
ADJOURN:

John Schuhmacher made a motion to adjourn the meeting. John Potter seconded the motion. The motion was carried with a vote of 8-0. The February 15, 2024, Area Plan Commission meeting adjourned at 7:18 p.m.

ATTEST:



Michael Lautzenheiser Jr., Secretary



Jerome Markley, President