



**WELLS COUNTY
AREA PLAN COMMISSION**

2024

PLAN OF OPERATIONS

PREPARED BY

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APC Director / GIS Manager*

PRESENTED TO

*Wells County
Area Plan Commission*

Wells County Area Plan Commission

Approved Budget: \$201,271

Budget Notes: The budget is up 4.4% over last year. The main reasons for the increase are the following:

1. Salary increases
2. Expanded rural town clean up budget
3. Software
4. New Legal Procedure
5. Cuts in Legal Services, Travel Lodging, and Office Furniture

Major Purchases: The office is not planning on any major purposes in 2024.

Continuing Education: I am planning to pursue continuing education in the disciplines of Planning, GIS, and Floodplain Administrations through local and national organizations as follows:

1. Indiana Planning Association
2. Northeast Indiana Permitting Excellence Coalition
3. Northeast Indiana Geospatial Information Coalition
4. Indiana Association For Floodplain and Stormwater Management

Projects: Our primary project is the implementation of the Wells County Vision 2035 plan. Helping our towns and city as they embark on their individual town plans. Continue to work on ways to improve the permitting process and office functionality.

Permits: The permitting system and site inspection procedures are going to continue as we have in years past. The City of Bluffton is discussing changing how they are going to do permitting and plan reviews. This may involve us uploading information into their new system. This is not ideal for our office to do work in both systems but may help with other preexisting headaches.

Director's Opinions: The director's opinions will continue as we have done them in years past.

Board Packets: Once the ordinance amendments get approved in 2024 we will be better set for 11x17 print documents and digital plans. The existing options for receiving your packets will continue with changes between options available on request.

Record Keeping: We will continue to help improve our abilities to store more petition information digitally. We have a goal to start lowering our need to physically store large format plans permanently in our office as we digitize them.

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Enforcement: We will continue with our enforcement process as we have from years past except for the proposed change requiring a signed complaint. We have started to develop the new complaint form. We will be working to help move violations along that have been moved to our attorney.

Advertisement: We will start to do joint legal adds upon the approval of the ordinance amendments.

Employment Level: We are expecting to stay at 3 employees for 2024.

Long Term Planning: We will continue the process of promoting and implementing some of Wells County Vision 2035 goals.

Rural Town Clean Up: We are looking to continue the rural town clean-up program in 2024. Focusing on holding 2 events throughout the year. We are hoping to further engage community groups in this process for locations and labor.

Major Upcoming Projects: The Paddlefish Solar Project will be a primary focus for us in 2024 as it will steer many future decisions and projects. The existing schedule is for the public hearing process to begin in March.

Wells County GIS

Approved Budget: \$35325

Budget Notes: The budget is up 8.94% over last year. The main reason for the budget increase is inflation.

Major Purchases: We are not looking any major purchases.

Continuing Education: We are looking to pursue continuing education through participating in NIGIC and looking into online training courses.

Projects: We will be focusing on the following projects in 2024:

1. Move to ArcGIS portal and Enterprise for our server software to help with collaboration efforts and to stay up with technology.
2. Start the process of learning and utilizing ArcGIS Pro as our primary work platform instead of ArcMap Desktop software.
3. Improve awareness of projects, opportunities, and issues that affect the general public.