

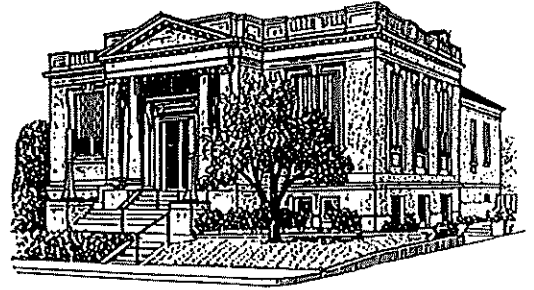
# WELLS COUNTY AREA PLAN COMMISSION

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, May 2, 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 24-05-07 Bluffton TIF - Resolution Amending the Declaratory Resolution - Adams Street  
West Economic Development.**

**OTHER BUSINESS**

- V2023-012: Cody Plagmann, 5926 N Main St., Uniondale (Junk Accumulation)
- V2023-021: Rodger Watson, 7666 S 200 E, Bluffton (Junk Accumulation)
- V2023-022: Thomas Reinhard, 10017 S 200 W, Keystone (Junk Accumulation)
- V2023-026: Denny & Aimee Foss, 6010 S SR 1, Bluffton (Junk Accumulation)

**WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS**

**REVITALIZATION/TRAILS UPDATES**

**HOUSING STUDY UPDATE**

**ADVISORY**

**ADJOURN**

ROLL CALL

Harry Baumgartner Jr	Jerome Markley
Tyson Brooks	John Potter
Chandler Gerber	Tim Rohr
Jarrold Hahn	John Schuhmacher
Bill Horan	Jeff Kemper
Geoff Lance	

Michael Lautzenheiser, Jr., Director

The May 2, 2024, meeting of the Area Plan Commission was called to order at 7:00 p.m. by Board President Jerome Markley. Eleven members were present for roll call. Jeff Kemper was in attendance as the alternate for Melissa Woodworth who was unable to attend the meeting.

**APPROVAL OF MINUTES:**

Tim Rohr made a motion to approve the minutes with changes from the March 21, 2024, meeting. Jarrod Hahn seconded the motion; the motion carried 11-0.

**OLD ITEMS:**

No old items to discuss.

**NEW ITEMS:**

**A 24-05-07 Bluffton TIF - Resolution Amending the Declaratory Resolution - Adams Street West Economic Development.**

Josh Hunt with the City of Bluffton Redevelopment Commission reviewed the proposed TIF Resolution. There was a discussion on the parcels included and that they have all been communicated with and that the owners have the option to join and are not forced to join. Jerome Markley asked Mr. Hunt if there were any comments from the city. Mr. Hunt said that there was no public comment at the public meeting that was held. There was a discussion on the zoning of the area and how industrial zoning is already in place.

Motion to Approve: Bill Horan  
Second: Tyson Brooks  
Vote: 11-0

**OTHER BUSINESS:**

**V2023-012: Cody Plagmann, 5926 N Main St., Uniondale (Junk Accumulation)**

The board reviewed the violation photos and closed the violation.

**V2023-021: Rodger Watson, 7666 S 200 E, Bluffton (Junk Accumulation)**

There was a review of the violation and items still needing to be removed. It was said that a lot of work has been done already. The board had a discussion on a timeline for the remaining items and it was agreed that 90 days would be helpful.

Motion to continue to the August 1, 2024, meeting: Tyson Brooks  
Second: John Schuhmacher  
Vote: 11-0

**V2023-022: Thomas Reinhard, 10017 S 200 W, Keystone (Junk Accumulation)**

The board reviewed the violation and discussed items still needing to be removed. There was discussion of giving 30 days and if not closed, then it would be sent to the attorney. There was a motion to continue for 30 days and rehear prior to sending to the attorney.

Motion to continue to June 13, 2024, meeting: Geoff Lance

Second: John Potter

Vote: 10-1 (Jerome Markley)

**V2023-026: Denny & Aimee Foss, 6010 S SR 1, Bluffton (Junk Accumulation)**

The board reviewed the violation photos and closed the violation.

**WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS**

Michael Lautzenheiser talked about the community focus plans starting and the steering committee that will be meeting the following week.

**REVITALIZATION/TRAILS UPDATES**

Michael Lautzenheiser gave trail and alley updates. He also spoke about the Vera Cruz Launch Project.

**HOUSING STUDY UPDATE**

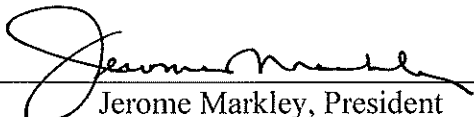
Michael Lautzenheiser mentioned the link for the 2023 assessment that is located on the county's website.

**ADVISORY:**

Michael Lautzenheiser said that the office is still waiting on the Commissioners regarding the overlay district. He said that if they do not vote or take a stance opposite to the recommendation that the overlay is considered being denied. Tyson Brooks asked why they were waiting on making a decision. The June 13, 2024, meeting was confirmed.

**ADJOURN:**

John Schuhmacher made a motion to adjourn the meeting. John Potter seconded the motion. The motion was carried with a vote of 11-0. The May 2, 2024, Area Plan Commission meeting adjourned at 8:01 p.m.

  
Jerome Markley, President

ATTEST:

  
Michael Lautzenheiser Jr., Secretary