

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 8, 2026, 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

Tyson Brooks – Wells County Commissioner Appointment #1 (Alternate – Jeff Stringer) - Term: 1/1/2026-12/31/2026
Tim Rohr – Wells County Commissioner Appointment #2 (Alternate – Blake Gerber) - Term: 1/1/2026-12/31/2026
Vicki Andrews – Wells County Council Appointment (Alternate – Scott Elzey) - Term: 1/1/2026-12/31/2026
Bill Horan – Wells County Extension Agent for Agriculture Appointment (No Alternate) - Term: Virtue of Office
Jarrold Hahn – Wells County Surveyor (No Alternate) - Term: Virtue of Office
Rick Elwell - Bluffton Common Council Appointment (Alternate – Blake Fiechter) - Term: 1/1/2026-12/31/2026
Glen Werling - Ossian Town Board Appointment (Alternate – Melissa Woodworth) - Term: 1/1/2026-12/31/2028
Michael Karafin - Poneto Town Board Appointment (Alternate – Paul Miller) - Term: 7/14/2026-12/31/2026
Geoff Lance – Uniondale Town Board Appointment (John Ringger – Vacant) - Term: 1/1/2026-12/31/2027
Harry Baumgartner, Jr. - Vera Cruz Town Board Appointment (Alternate - Thomas Mulkey) - Term: 1/1/2026-12/31/2026
John Schuhmacher – Zanesville Town Board Appointment (Alternate – Barbara O'Connor) Term: 1/1/2026-12/31/2026
Michael Lautzenheiser, Jr. – Wells County Area Plan Commission – Term: Virtue of Office
Suzie Gentis – Wells County Area Plan Commission – Term: Virtue of Office
Tracey Ulmer – Wells County Area Plan Commission – Term: Virtue of Office
Tim Sipe – Attorney – Wells County Area Plan Commission – Term: 1/1/2026-12/31/2026

ELECTION OF OFFICERS FOR 2026

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

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

A 26-01-01 JEFFERSON TWP. SW/4 15-28N-12E Meyer Properties LLC requests approval for rezoning to R-3. The property is located at 215 E Craig St., Ossian, IN 46777, and is currently zoned R-2.

OTHER BUSINESS

- **V2023-021: Rodger Watson, 7666 S 200 E, Bluffton (Junk Accumulation)**
- **V2023-023: Charles Captain, (Junk Accumulation)**
- **V2023-030: Jeffrey Newman, (Junk Accumulation)**
- **V2024-014: Lewis A West, 6333 S 600 W - 90, Warren (Junk Accumulation)**
- **Ordinance Update - Solar Amendments**
- **2025 Year-End Report**
- **2026 Plan of Operations**
- **Board Contact Sheet**

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS
REVITALIZATION & TRAILS UPDATE
HOUSING STUDY UPDATE
ADVISORY
ADJOURN