

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, October 2, 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

Tyson Brooks – Wells County Commissioner Appointment #1 (Alternate – Jeff Stringer) - Term: 1/1/2025-12/31/2025
Tim Rohr – Wells County Commissioner Appointment #2 (Alternate – Blake Gerber) - Term: 1/1/2025-12/31/2025
Vicki Andrews – Wells County Council Appointment (Alternate – Scott Elzey) - Term: 1/1/2025-12/31/2028
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: 1/1/2025-12/31/2026
Melissa Woodworth - Ossian Town Board Appointment (Alternate – Jeff Kemper) - Term: 1/1/2025-12/31/2025
Michael Karafin - Poneto Town Board Appointment (Alternate – Paul Miller) - Term: 7/14/2025-12/31/2025
Geoff Lance – Uniondale Town Board Appointment (Alternate – Vacant) - Term: 1/1/2025-12/31/2027
Harry Baumgartner, Jr. - Vera Cruz Town Board Appointment (Alternate - Thomas Mulkey) - Term: 1/1/2025-12/31/2025
John Schuhmacher – Zanesville Town Board Appointment (Alternate – Barbara O'Connor) Term: 1/1/2025-12/31/2026
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: 1/1/2025-12/31/2025

APPROVAL OF MINUTES

OLD ITEMS

A 25-06-08 JEFFERSON TWP. NE/4 21-28N-12E Hillcrest Development Corporation requests approval for a proposed Gas Station and Convenience Store. The property is located at NW corner of SR 1 & Wood Creek Drive, Ossian, IN 46777, and is currently zoned B-3.

NEW ITEMS

A 25-10-19 LANCASTER TWP. NE/4 21-27N-12E. Marlin L Valentine & Carol E Valentine and Parkview Health Systems, Inc. request approval for a rezoning to B-3. The property is located at 2750 N SR 1, Bluffton, IN 46714, and is currently zoned A-1.

A 25-10-20 ROCK CREEK TWP. SW/4 16-27N-11E Fisher McAfee Farm, LLC. requests approval for a proposed CFO project including two 41’8” x 428’ layer barns, one 64’ x 160’ manure barn, Cooler 56’ x 70’, Generator and Well Building 18’ x 38’, and four feeder bins. The property is located at 3599 W 300 N, Bluffton, IN 46714, and is currently zoned A-1.

OTHER BUSINESS

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

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