

**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, November 6, 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 25-11-21 LANCASTER TWP. SW/4 22-27N-12E Helping Hands Crisis Pregnancy Center, INC requests approval for a proposed 135’5” x 88’ Commercial Building and Parking Lot. The property is located on Commerce Drive, Bluffton, IN 46714, and is currently zoned B-3.**

**A 25-11-22 HARRISON TWP. SE/4 5-26N-12E Shawver LLC requests approval for a proposed 20,000 sq ft Building and Parking Lot. The property is located at 812 S Bond St, Bluffton, IN 46714, and is currently zoned I-1.**

**A 25-11-23 LANCASTER TWP. SW/4 27-27N-12E Decatur Dental Services, INC requests approval of a proposed 4,148 sq ft Building and Parking Lot. The property is located 1417 Baker Place, Bluffton, IN 46714, and is currently zoned B-2.**

**OTHER BUSINESS**

- **V2024-014: Lewis A West, 6333 S 600 W - 90, Warren (Junk Accumulation)**
- **2026 Attorney Contract**

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