

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, December 4, 2025, AT 7:00 P.M.
WELLS CO 4-H ASSOCIATION EXPO BUILDING
1240 4-H PARK RD., BLUFFTON, IN.

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

NEW ITEMS

A 25-12-24 LANCASTER TWP. SW/4 17-27N-12E Trustees of the Murray Missionary Church request approval for a parking lot expansion. The property is located at 1117 N Washington, Bluffton, IN 46714, and is currently zoned R-2.

A 25-12-25 LIBERTY TWP. SE/4 36-26N-11E Poneto Baptist Church requests approval for a new church facility. The property is located at 5819 S Grape St., Poneto, IN 46781, and is currently zoned R-1.

A 25-12-26 HARRISON TWP. NW/4 5-26N-12E Wells County Area Plan Commission and City of Bluffton request approval for a rezoning to B-3. The property is located at 1613 W Cherry, Bluffton, IN 46714, and is currently zoned I-1.

- A 25-12-27 Wells County Ordinance Amendments**
- A. Wells County Zoning Ordinance Amendments**
 - 1) Create new General Regulations for Small & Structure-Mounted Solar Energy Facilities**
 - 2) Remove Medium Solar Energy Facilities**
 - 3) Amend Non-Participating Pre-Existing residence and non-participating property setbacks for Large Solar Energy Facilities**
 - 4) Amend the visual buffer requirement for Large Solar Energy Facilities**
 - 5) Update Solar Energy Facility definitions to use acreage instead of nameplate power rating, which differs between classifications**

OTHER BUSINESS

- 2026 Meeting Calendar**

ADVISORY

ADJOURN