

**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  
Wednesday, June 11, 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  
John Potter - Poneto Town Board Appointment (Alternate – Paul Miller) - Term: 1/1/2025-12/31/2025  
Geoff Lance – Uniondale Town Board Appointment (Alternate – Erin Kreigh) - 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 25-06-07 JEFFERSON TWP. NW/4 15-28N-12E Matthew John Tharp & Melissa Sue Tharp request approval for rezoning to R-2. The property is located at 126 Morton Lane, Ossian, IN 46777, and is currently zoned B-1.**

**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.**

- A 25-06-09 Wells County Ordinance Amendments**
- a. Wells County Zoning Ordinance Amendments
    - 1) Definition Formatting
    - 2) Permitted Use Table Updates
    - 3) New and Updated Definitions
    - 4) Objectionable Noise Requirements
    - 5) Matching Updated Definitions
  - b. Wells County Subdivision Control Ordinance Amendments
    - 1) Definition Formatting
    - 2) Major Subdivision Definition Update
    - 3) Matching Updated Definitions
    - 4) On-site Drainage Restrictions

- OTHER BUSINESS**
- Agenda & Legal Ad Changes
  - 2026 Budget Approval

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