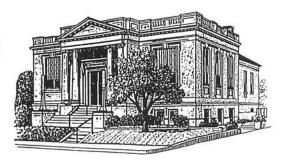
WELLS COUNTY AREA PLAN COMMISSION

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
Jarrod 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: Virtue of Office

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