

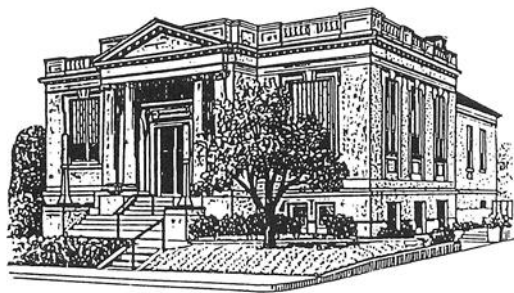
WELLS COUNTY AREA PLAN COMMISSION

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, July 3, 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 Count 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
Vacant - 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 25-07-10 LANCASTER TWP. SW/4 27-27N-12E Black Gold Ventures Indiana LLC / National E & R Inc request approval for a proposed Gas Station, Convenience Store, and Restaurant Spaces. The property is located at 1109 N Main Street, Bluffton, IN 46714, and is currently zoned B-3.

A 25-07-11 LANCASTER TWP. NE/4 33-27N-12E BAF Investments LLC / Gorman and Company LLC request approval for a proposed Senior Apartment Project and Daycare. The property is located off W Dustman Road, Bluffton, IN 46714, and is currently zoned R-3.

A 25-07-12 LANCASTER TWP. SW/4 33-27N-12E Almco Steel Products Corporation requests approval for a proposed 59,000 sq ft building with truck docks and driveways. The property is located at 1115 W Lancaster St., Bluffton, IN 46714, and is currently zoned I-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