

ROLL CALL

Vicki Andrews	Geoff Lance
Harry Baumgartner, Jr.	John Potter
Tyson Brooks	Tim Rohr
Rick Elwell	John Schuhmacher
Jarrold Hahn	Melissa Woodworth
Bill Horan	

Michael Lautzenheiser, Jr., Director

On January 9, 2025, Michael Lautzenheiser called the meeting of the Area Plan Commission to order at 7:00 p.m., and all the members were present for the roll call. Mr. Lautzenheiser welcomed Vicki Andrews to the board.

**ELECTION OF OFFICERS FOR 2025**

**President:** Tyson Brooks

Motion to Approve: Jarrod Hahn

Second: Bill Horan

Vote: 11-0

**Vice-President:** Bill Horan

Motion to retain the same Vice-President: Tim Rohr

Second: Jarrod Hahn

Vote: 11-0

**Secretary:** Michael Lautzenheiser, Jr

Motion to maintain the same Secretary: Jarrod Hahn

Second: Tyson Brooks

Vote: 11-0

**Appointment to the BZA:** Tim Rohr

Motion to maintain the same BZA appointment: Bill Horan

Second: Jarrod Hahn

Vote: 11-0

**Plat Committee:** Michael Lautzenheiser, Jr., Jarrod Hahn, Bill Horan, Nick Huffman, and Lynne Huffman

Motion to retain the same Plat Committee members: Bill Horan

Second: Tim Rohr

Vote: 11-0

Tyson Brooks conducted the meeting from this point forward. He thanked the board for the appointment and said he would have big shoes to fill now that Jerome Markley was no longer on the board.

**APPROVAL OF MINUTES:**

Jarrold Hahn moved to approve the minutes with changes from the November 7, 2024, meeting. Tim Rohr seconded the motion, which carried 11-0.

**OLD ITEMS:****NEW ITEMS:**

**A 25-01-01 JEFFERSON TWP. NW/4 15-28N-12E Jose Juan Tello Zarate requests approval for rezoning to R-2. The property is located at 601 N Metts St., Ossian, IN 46777, and is currently zoned R-1.**

Jose Zarate presented the rezoning request to the board. He mentioned that it already existed and that he was just updating the area. Michael Lautzenheiser recapped the violation that led to this request. The board discussed zoning for the surrounding areas and whether utilities would be needed. They also discussed the site layout. Mr. Zarate said it used to be a wood shop, and that electricity, plumbing, and gas were already in place. There was a review of the rezoning procedure. Jarrod Hahn asked if Melissa Woodworth had received any comments from the town of Ossian regarding this petition. She replied that she hadn't heard from anyone. Tyson Brooks opened the floor for public discussion. There were no comments from the public.

Motion to Send a Do Pass Recommendation to Ossian Town Board: Rick Elwell

Second: Harry Baumgartner Jr.

Vote: 11-0

**A 25-01-02 HARRISON TWP. NW/4 5-26N-12E Wells County Area Plan Commission requests approval for rezoning to B-3 for properties owned by BCG Capital LLC & Minnich Enterprises LLC. The properties are located at 1590 W Washington St & 1600 W Washington St., Bluffton, IN 46714 (also known as the Former County Highway Department Properties) and are currently zoned R-1.**

Michael Lautzenheiser, Scott Minnich, and Todd Gerber presented this petition. Mr. Lautzenheiser recapped the previous rezoning request of I-1 and how the Common Council for Bluffton requested B-3 due to the map in the Comprehensive Plan. The board reviewed the current and proposed uses for the buildings and properties. Tyson Brooks opened the floor for public discussion. President of Bluffton Common Council, Scott Mentzer, said that B-3 fit the area better than I-1. No additional public comments were made.

Motion to Send a Do Pass Recommendation to Bluffton Common Council: Jarrod Hahn

Second: Harry Baumgartner Jr.

Vote: 11-0

**A 25-01-03 Bluffton TIF - Resolution Amending the Declaratory Resolution – Amendment to Economic Development Plan to add the Pool Project.**

Bluffton Common Council President Scott Mentzer presented the proposed TIF amendment to the board. The board discussed the boundary; all properties were within the city's incorporated town limits. It also discussed how TIFs work. Michael Lautzenheiser said that the Area Plan Commission needs to verify that the request fits into the Vision 2035 Comprehensive Plan. He said replacing the pool in the existing location would be a draw for quality of life as written in the plan. Mr. Mentzer noted that the pool would go away without a revenue stream. There was more discussion on TIF amendments and what the statute does and doesn't require in those amendments. Tyson Brooks opened the floor for public discussion on this TIF amendment, and there was no comment.

Motion to Approve: Bill Horan

Second: Tim Rohr

Vote: 11-0

**A 25-01-04 Bluffton TIF - Adopting Declaratory Resolution – Creating a new Hale Street TIF District.**

Bluffton Common Council President Scott Mentzer presented the proposed TIF to the board. He explained how this would allow them to capture improvements to selected parcels. Jarrod Hahn asked if the parcels needed to be touching. Mr. Mentzer said they did, which is why it couldn't connect to the Adams Street TIF area. The board discussed the boundary, and the layout was explained. Melissa Woodworth mentioned that Almco had no plans at the rezoning, and now a TIF is going in to capture the improvements. Mr. Mentzer said the city wants the TIF in place before any progress on the ground occurs. A map was mentioned, which wasn't in the packets. Additional TIF creation information was presented while copies of the map were made for the board. The layout was discussed, and the board mentioned three residential lots included. Mr. Mentzer said they were included only for connectivity and not for captioning. There were multiple "what-if" scenarios discussed. Tyson Brooks opened the floor for public discussion on this TIF amendment, and there was no comment.

Motion to Approve: Geoff Lance

Second: Jarrod Hahn

Vote: 11-0

**OTHER BUSINESS:****Attorney Update & Contract**

Michael Lautzenheiser presented the three attorney proposals that the office received: Tim Sipe, Ted Storer, and Carson Law. The board discussed rates and services provided.

Motion to select Tim Sipe as the Area Plan Commission attorney: Jarrod Hahn

Second: John Schuhmacher

Vote: 11-0

**2024 Year-End Report**

Michael Lautzenheiser recapped the Area Plan Commission and GIS items for the previous year and asked the board to approve the document.

Motion to Approve: Tim Rohr

Second: Vicki Andrews

Vote: 11-0

**2025 Plan of Operations**

Michael Lautzenheiser recapped all aspects of the office, Area Plan Commission, and GIS as we look at the current year and the items we want to accomplish. He asked the board to approve the document.

Motion to Approve: Jarrod Hahn

Second: Tim Rohr

Vote: 11-0

**Board Member Contact Sheet**

The board was asked to review their contact information and inform the office of any changes.

**County Building Inspector**

The topic regarding the county building inspector was had. It was mentioned that the position is funded; however, no interviews have been conducted.

**COMPREHENSIVE PLAN:**

Michael Lautzenheiser referred to the opinion letter for this update.

**REVITALIZATION UPDATES**

Michael Lautzenheiser referred to the opinion letter for this update.

**HOUSING STUDY UPDATE**

Michael Lautzenheiser referred to the opinion letter for this update.

**ADVISORY:**

It was announced that the February Area Plan Commission meeting would be canceled due to the lack of petitions for review.

**ADJOURN:**

John Schuhmacher moved to adjourn the meeting, which Tim Rohr seconded. January 9, 2025, the Area Plan Commission meeting was adjourned at 8:49 p.m.

  
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Tyson Brooks, President

ATTEST:   
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Michael Lautzenheiser Jr., Secretary

ORDER OF THE WELLS COUNTY AREA PLAN  
COMMISSION DETERMINING THAT A RESOLUTION  
AMENDING THE DECLARATORY RESOLUTION  
APPROVED AND ADOPTED BY THE BLUFFTON  
REDEVELOPMENT COMMISSION CONFORMS TO THE  
COMPREHENSIVE PLAN AND APPROVING SAID  
RESOLUTION

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") on December 31, 2007, adopted Declaratory Resolution No. R01-2007, as supplemented and amended to date (collectively, "Declaratory Resolution"), as confirmed by a confirmatory resolution adopted on January 22, 2008, as supplemented and amended to date (collectively, "Confirmatory Resolution"), establishing and expanding the Adams Street Economic Development Area ("Area") as an economic development area under IC 36-7-14 and IC 36-7-25;

WHEREAS, on January 7, 2025, the Commission adopted a resolution amending the Original Declaratory Resolution ("Amending Declaratory Resolution") and the Original Plan to add the: (i) capital expenditures for improvements to the Wells Community Pool and (ii) capital expenditures for improvements to Roush Park, all in, serving or benefiting the Area, to the Original Plan (as amended, "2025 Plan"); and


WHEREAS, IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto require approval of the Amending Declaratory Resolution and the 2025 Plan by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

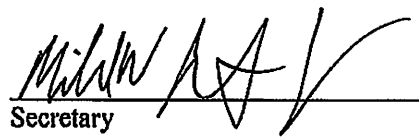
1. The Amending Declaratory Resolution and the 2025 Plan conform to the Comprehensive Plan for the City.
2. The Amending Declaratory Resolution and the 2025 Plan are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2025 Plan with the permanent minutes of this meeting.

Passed by the Wells County Area Plan Commission, this 9<sup>th</sup> day of January, 2025.

WELLS COUNTY AREA PLAN COMMISSION

  
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President

ATTEST:

  
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Secretary

ORDER OF THE WELLS COUNTY AREA PLAN  
COMMISSION DETERMINING THAT A DECLARATORY  
RESOLUTION AND ECONOMIC DEVELOPMENT PLAN  
APPROVED AND ADOPTED BY THE BLUFFTON  
REDEVELOPMENT COMMISSION CONFORM TO THE  
PLAN OF DEVELOPMENT OF THE CITY AND APPROVING  
SAID RESOLUTION AND PLANS

WHEREAS, the Bluffton ("City") Redevelopment Commission ("Commission") on January 7, 2025, initially approved an Economic Development Plan ("Plan") for the Hale Street Economic Development Area ("Area") in the City and adopted a Declaratory Resolution ("Resolution") declaring that the Area is an economic development area and subject to economic development activities pursuant to IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act"); and

WHEREAS, the Act requires approval of the Resolution and the Plan by the Wells County Area Plan Commission ("Plan Commission");

NOW, THEREFORE, BE IT ORDERED BY THE WELLS COUNTY AREA PLAN COMMISSION, AS FOLLOWS:

1. The Resolution and the Plans for the Area conform to the plan of development for the City.
2. The Resolution and the Plans are in all respects approved.
3. The Secretary of the Plan Commission is hereby directed to file a copy of the Resolution and the Plans with the permanent minutes of this meeting.

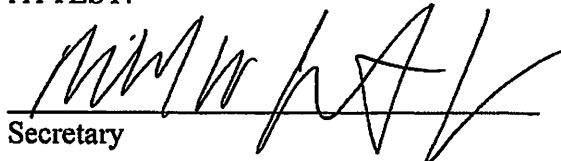
Passed by the Wells County Area Plan Commission, this 9<sup>th</sup> day of January, 2025.

WELLS COUNTY AREA PLAN  
COMMISSION



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President

ATTEST:

  
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Secretary