

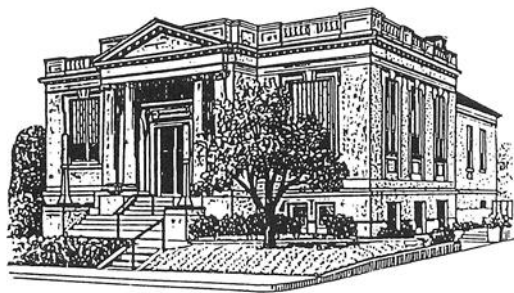
WELLS COUNTY AREA PLAN COMMISSION

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, August 7, 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

Vacant - Poneto Town Board Appointment (Alternate – Paul Miller) - Term: 1/1/2025-12/31/2025

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

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.

NEW ITEMS

A 25-08-13 JEFFERSON TWP. SE/4 9-28N-12E Mike & Karen Todd request approval for a rezoning to S-1. The property is located at 2900 E 1050 N, Ossian, IN 46777, and is currently zoned R-1.

A 25-08-14 HARRISON TWP. NE/4 5-26N-12E Wilson Park Development Partnership & Futures LLC / Gorman and Company LLC request approval for a proposed 11-building 40-unit townhouse project. The property is located at the end of both W Central Street and W South Street, Bluffton, IN 46714, and is currently zoned R-3.

A 25-08-15 HARRISON TWP. NW/4 9-26N-12E. The City of Bluffton requests approval for the proposed Wells Community Pool Project. The property is located at 310 W Spring Street, Bluffton, IN 46714, and is currently zoned R-1.

OTHER BUSINESS

- **Proposed Solar Ordinance Amendment**

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION & TRAILS UPDATE

HOUSING STUDY UPDATE

ADVISORY

ADJOURN