

ROLL CALL

Vicki Andrews	Geoff Lance
Harry Baumgartner, Jr.	Paul Miller
Tyson Brooks	Tim Rohr
	John Schuhmacher
Jarrold Hahn	Melissa Woodworth

Michael Lautzenheiser, Jr., Director

On July 3, 2025, Tyson Brooks called the meeting of the Area Plan Commission to order at 7:00 p.m., and 9 members were present for a roll call. Rick Elwell and Bill Horan were absent.

APPROVAL OF MINUTES:

Tim Rohr moved to approve the minutes with changes from the June 11, 2025, meeting. Jarrod Hahn seconded the motion, which carried 9-0.

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.

Trout Moser and Calvin Tims represented the development plan for the new gas station that would replace the existing gas station at the corner SR 1 and Dustman Road. The stormwater plan was reviewed and added area for future road turn lane. The sign design was reviewed as well since a modification would be required due to the sign size. Lighting for the property was discussed with the petitioner and board as well.

Modification: Approve increase of sign signage to 122 sq ft as shown in petition.

Motion to Approve w/ Modification: Jarrod Hahn

Second: Vicki Andrews

Vote: 9-0

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.

Trent Claybaugh presented the development plan for the proposed senior apartments and daycare. He talked about the requirements and layout of the property. The board reviewed the additional items regarding this petition and discussed the city's sign-off. There was mention of the trail and access to the YMCA property. The modification needed was reviewed as the height increase was needed even though it would match the surrounding area. There was no public comment.

Modification & Condition: Approve increase of the height allowance. Allow daycare in R-3.

Motion to Approve w/ Modification & Condition: Jarrod Hahn

Second: Tim Rohr

Vote: 9-0

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.

Brian Harshbarger presented the plan for the new development. He reviewed the layout of the property and future/overall plan showing detention and buffer areas. Jarrod Hahn talked about items that were concerns during the rezoning process and how they are being taken care of now with the development plan. There was a board discussion on parking, buffers, noise, and stormwater jurisdiction. Geoff Lance thanked them for the detailed notes regarding the landscaping.

Tyson Brooks opened the floor to the public for comment. Susan Grove asked what the building would be used for. Brian Harshberger and Greg Rekeweg explained that it would all be used by Almco. They went on to explain the layout of the building and details of all the use being inside the building. Ron Nelson asked about entrance off Lancaster for this project. It was explained that the plans show a proposed ROW, but it is not currently taking place or would be used for this project at this time. The public comment portion was closed.

Brian Harshberger explained the proposed project in more detail to answer questions from the public. Tyson Brooks said he was overwhelmingly impressed with the design and the work going above and beyond which Melissa Woodworth agreed. There was discussion on the proposed ROW and the timeline of when that would take place. Geoff Lance thanked Almco for addressing issues from the previous rezoning and being a good corporate citizen.

Motion to Approve: Geoff Lance
Second: Jarrod Hahn
Vote: 9-0

OTHER BUSINESS:

V2023-021: Rodger Watson, 7666 S 200 E, Bluffton (Junk Accumulation)

Michael Lautzenheiser recapped the violation saying they are continuously sending updates to the office showing the removal of items.

Motion to continue to the September 4, 2025, meeting: Jarrod Hahn
Second: Melissa Woodworth
Vote: 9-0

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS:

Michael Lautzenheiser informed the board that the Bluffton Common Council has adopted the new ordinances and received positive comments about the quality of work done. He said that the Master Plan is continuing to move forward and that there would be an open house prior to any adoption of the plan taking place.

REVITALIZATION & TRAILS UPDATES

Michael Lautzenheiser talked about Phase 2 of the Pathways Project, the SR 124 Trail Project, and the trails challenges for both the trails and river.

HOUSING STUDY UPDATE

Michael Lautzenheiser said that multi-family housing projects seem to be on the rise.

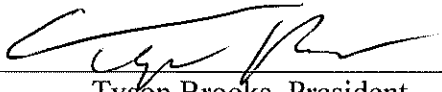
ADVISORY:

Michael Lautzenheiser mentioned the upcoming Commissioners' meeting and the No Solar group presenting their ordinance to the Commissioners.

The August 7, 2025, meeting of the Wells County Area Plan Commission was confirmed.

ADJOURN:

Vicki Andrews moved to adjourn the meeting, which John Schuhmacher seconded. The Area Plan Commission meeting was adjourned on July 3, 2025, at 8:06 p.m.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary