

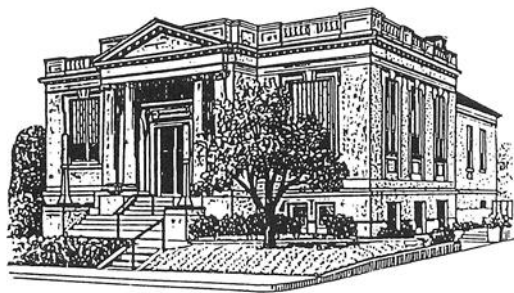
WELLS COUNTY AREA PLAN COMMISSION

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, September 4, 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

Michael Karafin - Poneto Town Board Appointment (Alternate – Paul Miller) - Term: 7/14/2025-12/31/2025

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

NEW ITEMS

A 25-09-16 NOTTINGHAM TWP. SW/4 29-25N-13E. Nathan R Liechty and Double L Farms, Inc. requests approval for a proposed CFO project including three 60' x 600' broiler chicken barns and one 60' x 120' barn. The property is located at 10505 S 700 E - 90, Geneva, IN 46740, and is currently zoned A-1.

A 25-09-17 Bluffton TIF - Adopting Declaratory Resolution – Creating a new Dustman Road TIF District.

A 25-09-18 Ossian TIF - Resolution Amending the Declaratory Resolution – Amendment to expand the Ossian Industrial Park Economic Development Area.

OTHER BUSINESS

- **Proposed Solar Ordinance Amendment Drafts**

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION & TRAILS UPDATE

HOUSING STUDY UPDATE

ADVISORY

ADJOURN