

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, February 5, 2026, 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: 1/1/2026-12/31/2026
Tim Rohr – Wells County Commissioner Appointment #2 (Alternate – Blake Gerber) - Term: 1/1/2026-12/31/2026
Vicki Andrews – Wells County Council Appointment (Alternate – Scott Elzey) - Term: 1/1/2026-12/31/2026
Bill Horan – Wells County Extension Agent for Agriculture Appointment (No Alternate) - Term: Virtue of Office
Jarrod Hahn – Wells County Surveyor (No Alternate) - Term: Virtue of Office
Rick Elwell - Bluffton Common Council Appointment (Alternate – Blake Fiechter) - Term: 1/1/2026-12/31/2026
Glen Werling - Ossian Town Board Appointment (Alternate – Melissa Woodworth) - Term: 1/1/2026-12/31/2028
Michael Karafin - Poneto Town Board Appointment (Alternate – Paul Miller) - Term: 7/14/2026-12/31/2026
Geoff Lance – Uniondale Town Board Appointment (John Ringger – Vacant) - Term: 1/1/2026-12/31/2027
Harry Baumgartner, Jr. - Vera Cruz Town Board Appointment (Alternate - Thomas Mulkey) - Term: 1/1/2026-12/31/2026
John Schuhmacher – Zanesville Town Board Appointment (Alternate – Barbara O’Connor) Term: 1/1/2026-12/31/2026
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: 1/1/2026-12/31/2026

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

A 26-02-02 NOTTINGHAM TWP. NE/4 23-25N-12E Vanover Farms LLC requests approval for rezoning of 9.77 acres to B-3. The property is located at 4620 E 900 S, Keystone, IN 46759, and is currently zoned A-1.

A 26-02-03 NOTTINGHAM TWP. NE/4 23-25N-12E Vanover Farms LLC requests approval for a proposed parking lot expansion. The property is located at 4620 E 900 S, Keystone, IN 46759, and is currently zoned A-1 with a petitioned B-3 rezoning request.

OTHER BUSINESS

- V2024-014: Lewis A West, 6333 S 600 W - 90, Warren (Junk Accumulation)
- Ordinance Update - Solar Amendments

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION & TRAILS UPDATE

HOUSING STUDY UPDATE

ADVISORY

ADJOURN