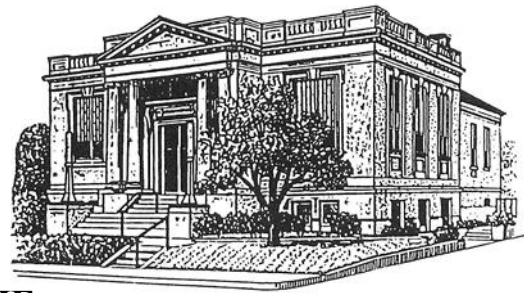


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



MEETING OF THE
WELLS COUNTY AREA PLAN COMMISSION
THURSDAY, September 10, 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
Erin Harvey – Wells County Purdue Extension Appointment (No Alternate) - Term: 7/1/2026-12/31/2026
Jarrold 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 26-09-16 JEFFERSON TWP. NE/4 9-28N-12E: JDJ LLP requests approval for rezoning 1.97 acres to B-3. The property is located at 10794 N SR 1, Ossian, IN 46777, and is currently zoned S-1.

A 26-09-17 JEFFERSON TWP. Sections 15 & 16 of 28N-12E: Wells County Area Plan Commission requests approval for rezoning of multiple parcels as shown on map to R-2. The properties are located within the town limits of Ossian, IN 46777, and the parcels are currently zoned B-1.

A 26-09-18 UNION TWP. NW/4 10-28N-11E: Barkwolf LLC requests approval for rezoning change to A-R. The property is located on the east side of CR 300 W south of CR 1100 N, Markle, IN 46770, and all is currently zoned A-1.

A 26-09-19 LIBERTY TWP. SE/4 24-26N-11E: New Holland Dairy LLC requests approval for a Proposed CFO Expansion including 112’ x 320.4” Dry Cow Barn (500 Head), a 465’ x 535’ Manure Lagoon, a 93’8” x 56’8” Solid Separation System, 345’ x 290’ Silage Pad, and Silage Pumping Basin. The property is located at 385 W 400 S, Bluffton, IN 46714, and is currently zoned A-1.

OTHER BUSINESS

- V2023-021: Rodger Watson, 7666 S 200 E, Bluffton (Junk Accumulation)
- V2026-03: Denny L & Erika L Squires, 528 E 1200 N, Ossian (Buildings & Pond Expansion w/o Permits)

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION & TRAILS UPDATE

HOUSING STUDY UPDATE

ADVISORY

ADJOURN