

Wells County Plat Committee Agenda
September 10, 2026 @ 9:00 am
Wells Co Annex Building

Call to Order:

Roll Call:

_____ Jarrod Hahn
_____ Erin Harvey
_____ Lynne Huffman
_____ Nick Huffman
_____ Michael Lautzenheiser, Jr.

Approval of the Meeting Minutes from August 21, 2026

Development Plan:

A 26-10-20 LANCASTER TWP. SW/4 20-27N-13E TCB Partnership requests approval for a proposed 4,992 sq ft building with a detention pond, parking lot, and access drive. The property is located at 2253 N 700 E, Craigville, IN 46731, and is currently zoned I-1.

A 26-10-21 HARRISON TWP. NE/4 27-26N-12E Fiechter Family Dairy, Inc. requests approval for a proposed CFO containing 1 Barn 678' x 498' (2,490 Milk Cows), 1 Barn 600' x 65' (1,350 heifers and 630 calves), 2 Manure Lagoons, Holding Pen & Parlor, Silage Pad, Sand Building, Commodity Barn, and Mortality Enclosure. The property is located at 3847 E 450 S, Bluffton, IN 46714, and is currently zoned A-1.

Major Subdivision:

Pond:

**Staff 26-08-11 Vanover Farms
 4620 E 900 S, Keystone
 Proposed Pond Expansion to 1 acre
 Pond Development Plan**

Division of a Minor Subdivision:

Minor Subdivisions / Additions / Combines:

Old

New

PC 2026-077	Daniel & Stacia Perry 10253 S 400 W-90, Montpelier TRACT 1 6.63 ac – 1.37 ac = 5.26 ac 73.37 ac + 1.37 ac = 74.74 ac Addition	PC 2026-080	Jeffery Craig & Sandra Seacott 8019 S 900 W-90, Montpelier 4.27 ac – 0.29 ac = 3.98 ac 0.32 ac + 0.29 ac = 0.61 ac Addition
PC 2026-078	Thomas & Beverly Perry 10253 S 400 W-90, Montpelier TRACT 2 7.75 ac – 1.37 ac = 73.37 ac 5.26 ac + 1.37 ac = 6.63 ac Addition	PC 2026-081	James & Leslie Robbins 790 W 300 S, Bluffton 7.46 ac – 0.46 ac = 7 ac 1 ac + 0.46 ac = 1.46 ac Addition
PC 2026-079	Hutton Bluffton IN ST, LLC 1010 N Main St., Bluffton 0.486 acres w/ 100.17' road frontage Minor Subdivision	PC 2026-082	E & M Realty 7103 S 600 W-90, Warren 2.65 acres w/ 403' road frontage Minor Subdivision

Other:

Change 9-17-26 meeting date due to scheduling conflicts

Discussion:

**Change of venue for Oct 8, 2026, Area Plan
Commission meeting discussion**

Adjourn: