

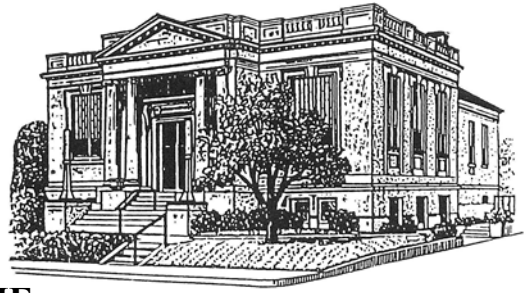
WELLS COUNTY AREA PLAN COMMISSION

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, October 8, 2026, AT 7:00 P.M.
LOWER LEVEL MEETING ROOM OF THE
WELLS COUNTY CHAMBER AND VISITORS CENTER
211 WATER ST., BLUFFTON, IN.
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 26-10-20 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.

OTHER BUSINESS

- **V2025-38: Cynthia A Reynolds, 10824 W South County Line Rd., Zanesville (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