



WELLS COUNTY  
AREA PLAN COMMISSION

2026

# PLAN OF OPERATIONS

**PREPARED BY**

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**PRESENTED TO**

*Wells County  
Area Plan Commission*

# Wells County Area Plan Commission

**Approved Budget:** \$196,446

**Budget Notes:** The budget is up 2.69% from last year. The main budget notes are as follows:

1. Salary increases

**Major Purchases:** The office is not planning on any major purposes in 2026.

**Continuing Education:** I am planning to pursue continuing education in the disciplines of Planning, GIS, and Floodplain Administration through local and national organizations as follows:

1. Indiana Planning Association
2. Northeast Indiana Permitting Excellence Coalition
3. Northeast Indiana Geospatial Information Coalition
4. Indiana Association For Floodplain and Stormwater Management

**Projects:** Our primary project is implementing the Wells County Vision 2035 plan. We will also work to complete the Wells County Master Plan process. We will assist the Solid Waste District in the Rural Small Town Clean Ups and other clean-up endeavors. We will also continue to work towards record digitization.

**Permits:** The permitting system and site inspection procedures will continue as is.

**Director's Opinions:** The director's opinions will continue as we have done in years past. We have started tailoring these more to act as findings of fact with direct answers to the requirements.

**Board Packets:** The existing options for receiving your packets will continue, with changes between options available on request.

**Record Keeping:** We will continue to help improve our ability to store more petition information digitally. We have a goal to reduce our need to permanently store large-format plans in our office as we digitize them.

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**Enforcement:** We have worked diligently with our attorney to seek resolutions to our violations that have been referred to legal action by the Plan Commission. We will continue that program. We will be maintaining our current violation review process.

**Advertisement:** We will continue to do joint legal ads.

**Employment Level:** We are expecting to stay at 3 employees for 2026.

**Long Term Planning:** We will continue the process of promoting and implementing some of Wells County Vision 2035 goals. With a specific focus on the Wells County Master Plan process.

**Rural Town Clean Up:** We want to continue the rural town clean-up program in 2026 through a partnership with the Solid Waste District. We will focus on holding 2 events throughout the year. We want to further engage community groups in this process for locations and labor.

**Major Upcoming Projects:** Adoption of the Wells County Master Plan. Work to implement the Vision 2035 Comprehensive Plan and Wells County Master Plan.

# Wells County GIS

**Approved Budget:** \$45,425

**Budget Notes:** The budget is up 3.2% from last year. The main reason for the budget is ESRI's fee increase.

**Major Purchases:** We are not looking any major purchases.

**Continuing Education:** We are pursuing continuing education by participating in NIGIC and exploring online training courses. We will focus on ArcGIS Pro training opportunities.

**Projects:** We will be focusing on the following projects in 2026:

1. Making the switch to ArcGIS Pro for all government offices. We will be doing a mixture of instructor-led and online self-taught training. We have been working with ESRI to compile a list of potential training options and associated costs to consider.
2. Making the change to ESRI's new licensing system.
3. Developing Next 911-compliant streets and address points through the Indiana GIO's SEED grant.
4. Developing new layers and improving the accuracy of existing layers.