

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, March 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

NEW ITEMS

A 26-03-04 JEFFERSON TWP. SW/4 33-28N-12E Meadowlark Properties LLC requests approval for rezoning of 2.72 acres to B-3. The property is located on US 224 west of SR 1, IN 46759, and is currently zoned S-1.

A 26-03-05 HARRISON TWP. NE/4 5-26N-12E Bluffton Family Apartments MM, LLC requests approval for a 41-lot subdivision. The property is located at the end of both W Central Street and W South Street, Bluffton, IN 46714, and is currently zoned R-3.

OLD ITEMS

A 25-12-27 Wells County Ordinance Amendments (Modification)

- A. Wells County Zoning Ordinance Amendments
 - 1) Create new General Regulations for Small & Structure-Mounted Solar Energy Facilities
 - 2) Remove Medium Solar Energy Facilities
 - 3) Amend Non-Participating Pre-Existing residence and non-participating property setbacks for Large Solar Energy Facilities
 - 4) Amend the visual buffer requirement for Large Solar Energy Facilities
 - 5) Update Solar Energy Facility definitions to use acreage instead of nameplate power rating, which differs between classifications

OTHER BUSINESS

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION & TRAILS UPDATE

HOUSING STUDY UPDATE

ADVISORY

ADJOURN