

ROLL CALL

Vicki Andrews	Geoff Lance
Harry Baumgartner, Jr.	Michael Karafin
Tyson Brooks	Tim Rohr
Rick Elwell	John Schuhmacher
Jarrold Hahn	Glen Werling
Bill Horan	

Michael Lautzenheiser, Jr., Director

On February 5, 2026, Tyson Brooks called the meeting of the Area Plan Commission to order at 7:00 p.m., and all board members were present for the roll call.

APPROVAL OF MINUTES:

Tim Rohr moved to approve the minutes with changes from the January 8, 2026, meeting. Jarrod Hahn seconded the motion, which carried 11-0.

OLD ITEMS:

There were no old items discussed.

NEW ITEMS:

A 26-02-02 NOTTINGHAM TWP. NE/4 23-25N-12E Vanover Farms LLC requests approval for rezoning of 9.77 acres to B-3. The property is located at 4620 E 900 S, Keystone, IN 46759, and is currently zoned A-1.

Shawn Bonar with Clean Fuels and Calvin Tims with Engineering Resources presented the rezoning request. There was a zoning discussion regarding the partial rezoning of 9.77 acres. There was a review of the type of motion needed for rezoning petitions. The floor was open for public comment, but there was none.

Motion to Send a Do Pass Recommendation to the County Commissioners: Jarrod Hahn
Second: Rick Elwell
Vote: 11-0

A 26-02-03 NOTTINGHAM TWP. NE/4 23-25N-12E Vanover Farms LLC requests approval for a proposed parking lot expansion. The property is located at 4620 E 900 S, Keystone, IN 46759, and is currently zoned A-1 with a petitioned B-3 rezoning request.

Shawn Bonar with Clean Fuels and Calvin Tims with Engineering Resources presented the development plan for the parking lot expansion. Mr. Bonar discussed the site layout, while Mr. Tims discussed the site drainage. Jarrod Hahn mentioned that the Plat Committee recommended, not required, a low-flow connection to the field tile. The updated prints now show that connection. Michael Lautzenheiser suggested a condition for approving the rezoning petition. The floor was open for public comment, but there was none. Tim Rohr asked if the office had received any calls. Geoff Lance asked whether the drainage plan was positive and would help improve the area. Mr. Hahn confirmed that the drainage plan would improve the area.

Condition: Rezoning request approved by the County Commissioners.
Motion to Approve with condition: Bill Horan
Second: Vicki Andrews
Vote: 11-0

Additional discussion was held on whether rezoning was required for the parking lot expansion. A new motion was given after the discussion, removing the condition.

Motion to Approve: Bill Horan
Second: Rick Elwell
Vote: 11-0

OTHER BUSINESS:

V2024-014: Lewis A West, 6333 S 600 W - 90, Warren (Junk Accumulation)

William West was at the meeting on behalf of the violation. There was a discussion on the items of concern. The board discussed a timeline with the property's occupant and building a lean-to using on-site materials to store some of the items he wished to keep.

Motion to continue to May 7, 2026 (or next regular scheduled meeting if needed): Jarrod Hahn
Second: Vicki Andrews
Vote: 11-0

Ordinance Update - Solar Amendments

Michael Lautzenheiser gave an update about the modification request the office has received from the City of Bluffton. There was some discussion on the proposed modifications.

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS:

Michael Lautzenheiser gave an update on the Master Plan and how Bluffton had 1 vision team left.

REVITALIZATION & TRAILS UPDATES:

Michael Lautzenheiser discussed the grants being applied for.

HOUSING STUDY UPDATE:

Michael Lautzenheiser talked about the new committee that was created in Wells Co for

ADVISORY:

Michael Lautzenheiser mentioned HB 1001 and 1333. There were discussions of both house bills and the process they go through.

The March 5, 2026, meeting of the Wells County Area Plan Commission was confirmed.

ADJOURN:

John Schuhmacher moved to adjourn the meeting, which Vicki Andrews seconded. The Area Plan Commission meeting adjourned with a vote of 11-0 on February 5, 2026, at 8:04 p.m.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser Jr., Secretary