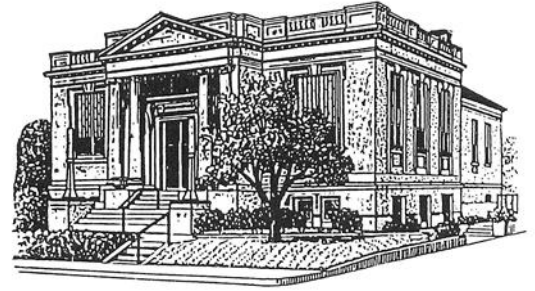


**WELLS COUNTY AREA PLAN COMMISSION**  
WELLS CARNEGIE GOVERNMENT ANNEX  
223 W. Washington St.  
Bluffton, Indiana 46714-1955  
Room 211 PHONE - 824-6407



## **WELLS COUNTY BOARD OF ZONING APPEALS MEETING**

**Tuesday, April 28, 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 or EAST SIDE OF THE BUILDING**

### **AGENDA**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES**

#### **OLD ITEMS**

#### **NEW ITEMS**

B 26-04-05 LANCASTER TWP. SW/4 22-27N-12E Damon & Britney Ho Plaza LLC requests a special exception to allow an 8' x 40' shipping container for storage. The property is located at 2205 N SR 1, Bluffton, IN 46714. The property is zoned B-3.

B 26-04-06 HARRISON TWP. SW/4 17-26N-13E Daniel & Sarah Jones request a variance to increase the size allowance for an accessory structure from 1500 sq ft to 2352 sq ft. The property is located at 2701 SE Wabash Street (Vera Cruz), Bluffton, IN 46714. The property is zoned R-1.

B 26-04-07 LANCASTER TWP. NW/4 27-27N-12E Edward M & Cheryl Jean Mason request a variance to reduce the side yard setback from 5ft to 2 ft for a shed. The property is located at 125 Hickory Knoll Drive, Bluffton, IN 46714. The property is zoned R-1.

B 26-04-08 JEFFERSON TWP. NE/4 33-28N-12E Luke & Lydia McConnell request a variance to reduce the rear and side yard setbacks from 20' to 5' for a barn. The property is located at 6664 N SR 1, Ossian, IN 46777. The property is zoned A-1.

#### **OTHER BUSINESS**

#### **ADVISORY**

#### **DIRECTOR COMMENTS**

#### **ADJOURN**