ROLL CALL

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

Michael Lautzenheiser, Jr., Director

On May 7, 2026, at 7:00 p.m., Tyson Brooks called the Area Plan Commission meeting to order, and 10 board members were present for roll call. John Schuhmacher was absent.

APPROVAL OF MINUTES:
Jarrod Hahn moved to approve the minutes with changes from the March 5, 2026, meeting. Tim Rohr seconded the motion, which carried 10-0.

OLD ITEMS:
There were no old items discussed.

NEW ITEMS:
A 26-05-06 JEFFERSON TWP. SW/4 25-28N-12E Maple Creek Pork LLC & Sharyl S Fiechter requests approval for a proposed CFO expansion project, which includes one 361' x 101.83' Hog Barn, one 80' x 80' Compost Shed, and four 12' diameter Feeder Bins. The property is located at 5383 E 700 N, Ossian, IN 46777, and is currently zoned A-1.
Jeff Fiechter, manager for Maple Creek Pork LLC, presented the CFO expansion petition. He talked about the 2 existing buildings and the proposed hog building, as well as the proposed compost shed and feeder bins. He mentioned the detention on the property and that they have IDEM permits in hand for the project expansion. There was discussion on the current screening around the existing barns, IDEM compliance, and points. Additional discussion was had regarding the points and how they were obtained for the project. There was no public comment when Tyson Brooks opened the floor for anyone who wished to speak on the project. The board discussed shelter belts and water table impact for projects like the proposed project. It was mentioned that the board may look at future ordinance amendments, but not at this meeting. There was a review of the items needed if someone were to make a motion.
Conditions: Updated plans showing a 100' setback for the compost shed. Recorded Commitment to maintain a minimum of 220 points throughout the life of this project.
Motion to Approve with Conditions: Jarrod Hahn
Second: Bill Horan
Vote: 9-0-1 (Glen Werling abstained)

A 26-05-07 JEFFERSON TWP. SE/4 21-28N-12E OD Inc requests approval for a proposed 1-Lot Major Subdivision. The property is located at 850 N in Ossian, IN 46777, and is currently zoned I-1.
Brett Miller, MLS Engineering, presented the 1-lot major subdivision request. Michael Lautzenheiser gave a review of the proposed plat. Rick Elwell said that it looked like the town

was ok with the request. There was a review of the items needed after the public had no comment when given the opportunity.

Condition: Stormwater needs approval.
Motion to Approve with Condition: Bill Horan
Second: Rick Elwell
Vote: 10-0

Motion to give the Plat Committee the right to grant Secondary Approval: Bill Horan
Second: Rick Elwell
Vote: 10-0

A 26-05-08 JEFFERSON TWP. NE/4 21-28N-12E RICLANE Ventures LLC requests approval for a proposed 44,100 sq ft building addition with parking, truck dock, and fire access drive. The property is located at 1720 Baker Drive, Ossian, IN 46777, and is currently zoned I-1.
Bryan Harshbarger of Briner Building and Graham Lewis of MLS Engineering presented the proposed project. Updates were given regarding the stormwater and additional project details. The board discussed the easements currently under negotiation, and town approval is still required. There was no public comment. There was discussion about when an Improvement Location Permit could be issued.

Conditions: Easements for Drainage & Town Approval given.
Motion to Approve with Conditions: Jarrod Hahn
Second: Vicki Andrews
Vote: 10-0

<u>OTHER BUSINESS:</u>
V2023-023: Charles Captain, properties at 4087 E 200 S, Bluffton (Junk Accumulation)
Chad Captain talked about a site visit with Michael prior to the meeting. Michael Lautzenheiser confirmed that the final items have been removed and that the violation is now closed.

V2024-014: Lewis A West, 6333 S 600 W - 90, Warren (Junk Accumulation)
Michael Lautzenheiser reviewed the violation. He said that some work was done, but not all that was needed. He also mentioned that a fence is now up and possibly in the ROW. He suggested turning this violation over to the attorney due to a lack of contact with the office.

Motion to Approve with Conditions: Tim Rohr
Second: Michael Karafin
Vote: 10-0

There was additional discussion about how violations are handled in the office, noting that we only have active enforcement in floodplains; all other violations need to be signed and turned into the office for review.

<u>WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS:</u>
Michael Lautzenheiser gave an update on the Master Plan and how the board will review it at the upcoming June 11th meeting.

REVITALIZATION & TRAILS UPDATES:
Michael Lautzenheiser discussed the grants that have been applied for or are currently being applied for.

HOUSING STUDY UPDATE:
Michael Lautzenheiser talked about some of the NE IN Development Commission and housing gaps.

ADVISORY:
Michael Lautzenheiser reviewed the bills passed during the last IN Senate and House sessions and the items that need to be addressed.

The next meeting for the Area Plan Commission will take place on June 11, 2026.

ADJOURN:
Vicki Andrews moved to adjourn the meeting, which Tim Rohr seconded. The Area Plan Commission meeting adjourned with a vote of 10-0 on May 7, 2026, at 8:06 p.m.

Tyson Brooks, President

ATTEST: Michael Lautzenheiser Jr., Secretary