

ROLL CALL

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

Michael Lautzenheiser, Jr., Director

On June 11, 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. Bill Horan was absent.

APPROVAL OF MINUTES:

Tim Rohr moved to approve the minutes with changes from the May 7, 2026, meeting. Vicki Andrews seconded the motion, which carried 10-0.

OLD ITEMS:

There were no old items discussed.

NEW ITEMS:

A 26-06-09 LANCASTER TWP. NW/4 22-27N-12E: RTT Investments LLC requests approval for rezoning 9.745 acres to a mix of R-3 (8.627 acres) & B-3 (1.118 acres). The property is located at 2905 N Main St., Bluffton, IN 46714, and all is currently zoned R-1.

Brett Miller explained the rezoning request to mix B-3 and R-3. Tyson Brooks asked about the retail area. Rob Troxel said that it would range from 1 to 5 spaces. There was additional discussion about the proposed retail zoning. The board discussed the mixed zoning of a property and reviewed past examples. There was no public comment when the floor was opened for comments, questions, or concerns. There was a review of the site layout and a discussion on the setbacks.

Motion to send a Do Pass Recommendation to Bluffton Common Council: Tim Rohr

Second: Michael Karafin

Vote: 10-0

A 26-06-10 LANCASTER TWP. NW/4 22-27N-12E: RTT Investments LLC requests approval for a proposed 7-building apartment complex (192 units), a 4,000 sq ft Clubhouse, and an 8,500 sq ft Commercial Retail Building. The property is located at 2905 N Main St., Bluffton, IN 46714, and is currently zoned R-1 with a proposed rezoning request under petition A26-06-09 to a mix of R-3 & B-3 zonings.

Brett Miller, MLS Engineering, presented the proposed development plan that was contingent on the rezoning. He explained the site layout in more detail. He said they are working with INDOT on the SR 1 entrance and the required requirements. There was discussion on the traffic study and turn lanes. It was mentioned that a modification would be needed for the height of the apartment buildings. There was additional discussion regarding INDOT. Mr. Miller discussed the utility and stormwater layouts. He said that the Park Board had given their approval prior to the meeting, since they are helping with drainage on their property as part of this project and because some work would be done on the neighboring property. There was talk about the

detention pond and its design. The board reviewed the signage for the proposed project. Jarrod Hahn helped explain the property's drainage and the steps with the Drainage Board. The board discussed the necessary modification to parking space size and the current parking requirements.

Tyson Brooks opened the floor for public comment. Richard Jackson asked about traffic on CR 350 N and how it will be handled from the north. He also asked who did the traffic study. Blake Gerber talked about the history of the traffic study and the work done with the former county engineer. He asked that the site include an easement to accommodate the future development of a 5-lane road. Blake Fiechter said he would personally love to see a 5-lane road. Michael Lautzenheiser said that there is little easement on the east side of SR 1 and more on the west side. There was a discussion about the Interurban Trail easement with Indiana Michigan Power and INDOT. Additional conversation about the traffic study was had. The public comment portion was closed.

The board reviewed the items needed if they were to make a motion.

Condition: Drainage Board approval needed.

Modification: Allow height increase of buildings, additional free-standing sign allowed, allow reduced 9' x 20' parking space size

Motion to Approve with Condition and Modifications: Jarrod Hahn

Second: Glen Werling

Vote: 10-0

A 26-06-11 Wells County Master Plan

- **Countywide, Rural Areas, City of Bluffton, Town of Ossian, Town of Poneto, Town of Uniondale, Town of Vera Cruz**

Michael Lautzenheiser gave a recap of the Master Plan and the work that has gone into the plan. He explained how it needed to be adopted by the remaining jurisdictions and how Markle and Zanesville already have theirs in place. There was no public comment when given the opportunity.

Motion to send a Do Pass Recommendation to remaining Jurisdictions: Jarrod Hahn

Second: Geoff Lance

Vote: 10-0

OTHER BUSINESS:

V2025-38: Cynthia A Reynolds, 10824 W South County Line Rd., Zanesville (Junk Accumulation)

Michael Lautzenheiser reviewed the violation. John Schuhmacher said that the town had to mow the property and thought it was in foreclosure. There was some discussion on the next step and timeline.

Motion to continue to the next regularly scheduled meeting: Jarrod Hahn

Second: Vicki Andrews

Vote: 10-0

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS:

Michael Lautzenheiser said that now that the Master Plan is in its final stage, we will work on getting the plan to the other boards for adoption.

REVITALIZATION & TRAILS UPDATES:

Michael Lautzenheiser reviewed the Ossian and Bluffton projects in progress. He gave a recap of the Wells County Land Trust and its 4 buildings. He also said the SR 124 grant was not approved, but they would try again.

HOUSING STUDY UPDATE:

Michael Lautzenheiser discussed the program Kendallville offers as a nonprofit housing project.

ADVISORY:

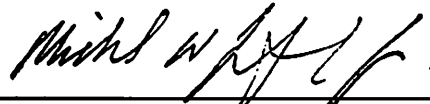
Michael Lautzenheiser talked about an upcoming meeting required by HB 1001 on housing. He also talked about ordinance amendments that are needed.

The next meeting of the Area Plan Commission will take place on August 6, 2026, unless no petitions are submitted for review.

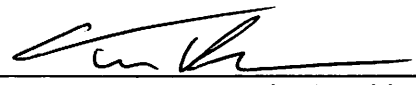
ADJOURN:

John Schuhmacher moved to adjourn the meeting, which Vicki Andrews seconded. The Area Plan Commission meeting adjourned with a vote of 10-0 on June 11, 2026, at 8:38 p.m.

ATTEST:



Michael Lautzenheiser Jr., Secretary



Tyson Brooks, President