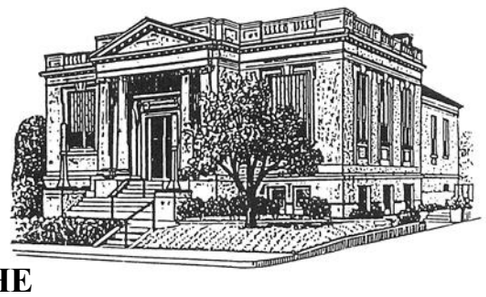
WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



MEETING OF THE
WELLS COUNTY AREA PLAN COMMISSION
THURSDAY, November 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
Erin Harvey – Wells County Purdue Extension Appointment (No Alternate) - Term: 7/1/2026-12/31/2026
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
VACANT - 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

OLD ITEMS

NEW ITEMS

A 26-11-22 JEFFERSON TWP. SE/4 16-28N-12E: Sloane Flatts LLC requests approval for a Planned Unit Development (PUD) of Sloane Flatts, consisting of a mixed-use building with commercial space and 22 apartments (some on the ground floor) and a parking lot. The property is located on the NW Corner of Jefferson and Craig Streets, as well as the NE Corner of Ogden and Craig Streets, Ossian, IN 46777, and is zoned B-1.

A 26-11-23 ROCKCREEK TWP. NW/4 1-27N-11E: Geoffrey Lance & 5937 N Main Uniondale LLC request approval for rezoning Parts of Original Lots 18 & 19 to B-3. The properties are located at 5937 N Main Street and 5921 N Main Street, Uniondale, IN 46791, and are currently zoned R-2 and B-1.

OTHER BUSINESS

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

WELLS COUNTY VISION 2035 COMPREHENSIVE PLAN PROGRESS

REVITALIZATION & TRAILS UPDATE

HOUSING STUDY UPDATE

ADVISORY

ADJOURN