

Area Planning Commission Agenda

January 21, 2026

Meeting called to order at 7 p.m.

Approval of minutes from November 19, 2025

Election of Officers for 2026

- Current President for 2025: Don Calhoun
- Current Vice President for 2025: Coy Applegate

Election of Appointments to the BZA, (Must be Citizen Appointments)

- **County Citizen Member to BZA (currently Don Calhoun)**
 - Eligible Members: Don Calhoun and Abby Jounay
- **Municipal Citizen Member to BZA (currently Jim Hufford)**
 - Eligible Members: John Reece, Jim Hufford, and Coy Applegate

Recognize Appointments to the APC for 2026:

- School Superintendent Member: Adrian Moulton
- Small Town Advisory Council Member: Will Greer
- Mayor Appointment from Winchester: Coy Applegate

Attorney Contract

- Retain Jason Welch as attorney for Area Planning Commission 2026
(Contract and Conflict of Interest Disclosure Statement is included in packet)

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- Petitioners will have 15 minutes to present their petition. During this time there will be no interruptions or questions. After the presentation, the board may ask questions.
 - Anyone wanting to speak for or against will have 3 minutes each, and then the petitioner will have an additional 5 minutes to respond to comments.
 - Ask Petitioners if they have sent the notices out certified mail and returned the receipts to the Area Planning office, and received Article V, Conduct of Hearings.

APC2026-1-Z

Stephen Stoltzfus

Location: Approx. four acres of the 32 acre property north of 8704 S 350 E, Lynn, Indiana, 47355, Parcel #003-00193-01

Request to rezone A-L to C-3, to build a roofing business

2026-1-A

Amendment to remove the restriction on owners of residential lots in A-L and A-I zoning districts from being permitted to seek a variance from the current lot size requirement of at least two buildable acres.

Old Business**New Business****Report of Officers, Committees & Staff****Motion for Adjournment**

| Board Member | Appointing Authority | Term Beginning | Term Ending |
|----------------------------------|--|-----------------------|--------------------|
| Terry Alfrey | Winchester City Council Member | 1/1/2024 | 12/31/2027 |
| Amy Alka | Resident County Ag. Educator <i>Annual Term</i> | 1/1/2026 | 12/31/2026 |
| Coy Applegate, Vice President | Mayor <i>Winchester-Citizen</i> | 1/1/2026 | 12/31/2029 |
| Jason Brewer | Union City City Council Member | 1/1/2024 | 12/31/2027 |
| Don Calhoun, President | County Commissioners <i>Citizen</i> | 1/1/2024 | 12/31/2027 |
| Will Greer | Small Town Advisory Council Member <i>Annual Term</i> | 1/1/2026 | 12/31/2029 |
| Steve Hernly | Farmland Town Board Member | 1/1/2024 | 12/31/2027 |
| Todd Holaday | County Council Member | 1/1/2025 | 12/31/2028 |
| Jim Hufford | Mayor <i>Union City-Citizen</i> | 1/1/2025 | 12/31/2028 |
| Abby Jounay | County Council <i>Citizen</i> | 1/1/2023 | 12/31/2026 |
| Tom Kerns | County Commissioner Member | 1/1/2025 | 12/31/2028 |
| Adrian Moulton | School Superintendent <i>Annual Term</i> | 1/1/2026 | 12/31/2026 |
| John Reece | Lynn Town Board <i>Citizen</i> | 1/1/2024 | 12/31/2027 |