

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 Journey
- **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)

- 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 Journay	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