

ROLL CALL

Tyson Brooks
Bill Dowty

Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, June 22, 2021, was called to order by President, Tyson Brooks. at 7:00 p.m. Roll call was answered by Three members. Tracy Gentis and Jerry Petzel were absent.

APPROVAL OF MINUTES:

Tim Rohr offered a motion to approve the minutes with changes from the April 27,2021 meeting and Bill Dowty seconded the motion, minutes were approved 3-0.

OLD ITEMS:**NEW ITEM:**

B21-06-06 LANCASTER TWP., SE/4 26-27N-12E Brian & Jessica Steffen request a variance to reduce the side yard setback from 20' to 10' for a pole barn. The property is located at 4759 E 100 N, Bluffton, IN 46714. Property is zoned A-1.

Brian Steffen represented the petition. Mr. Steffen explained that He wanted to build a pole barn Ten feet from the east property line. Tyson Brooks asked the board members if there were any questions or comments. Mr. Brooks asked Mr. Steffen if He knew where his septic and well are located. Mr. Steffen explained the location of both the septic and the well. Mr. Brooks asked about the neighbor to the east. Michael Lautzenheiser stated the neighbor to the east had signed off on the pole barn being ten feet from the property line. Mr. Brooks asked board members if there were anymore questions or comments. Tim Rohr asked about lighting for the Pole barn. Mr. Steffen replied there will be lighting on the south and west sides, none on the east side so the lighting won't bother the neighbor. Tyson Brooks asked if there were any questions or comments from the public. There were no public comments.

Motion to approve: Tim Rohr

Second: Bill Dowty

Vote: 3-0

B21-06-07 JACKSON TWP., NE/4 26-25N-10E Billy & Alesha Shepard request a variance to reduce the side and rear yard setbacks form 20' to 10' for a pole barn. The property is located at 7406 W 1000 S, Warren IN 47692. Property is zoned A-1.

Billy and Alesha Shepard represented the petition. Billy Shepard explained that the Pole barn needs to sit closer to the property line, because of landscaping and concrete patio area. Tyson Brooks asked the board members if there were any questions or comments. Michael Lautzenheiser asked about placing the pole barn in another location on the property. The Shepard's replied there is no other location on the property that would work. Mr. Lautzenheiser asked for the overhead door location on the pole barn. Billy Shepard stated the door will be on

the north side of the barn. There was a discussion about the driveway location for the pole barn. Mr. Lautzenheiser read a letter received from Norma Mang that is not in favor of the variance. There was a discussion about the letter from Norma Mang. Mr. Lautzenheiser asked what a fifteen foot setback would look like for the variance. Mr. Shepard replied He would have to cut into the concrete patio. There was a discussion on the fifteen foot setback for the pole barn. Tyson Brooks asked if there were any questions or comments from the board or the public. There were no questions or comments from the board or public.

Motion to approve: Bill Dowty
Second: Tim Rohr
Vote: 3-0

OTHER BUSINESS:

ADVISORY:

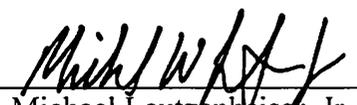
DIRECTOR COMMENTS:

ADJORN:

Tim Rohr made a motion to adjourn the meeting. Bill Dowty seconded the motion and the motion passed with a vote of 3-0. The June 22, 2021, meeting of the Board of Zoning Appeals adjourned at 7:30 pm.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser, Jr.