

ROLL CALL

Tyson Brooks
Bill Dowty
Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, August 24, 2021, was called to order by President, Tyson Brooks. at 7:00 p.m. Roll call was answered by All Five members.

APPROVAL OF MINUTES:

Tim Rohr offered a motion to approve the minutes with changes from the June 22, 2021 meeting and Jerry Petzel seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B21-08-08 HARRISON TWP., NE/4 04-26N-12E Julie M. Meadows request an Appeal Administrative Decision for the replacement of a fence. The property is located at 710 S. Jersey, Bluffton, IN 46714. Property is zoned R-2.

Julie M.(Meadows) Green and Robert Green represented the Appeal. Mrs. Green explained the existing original fence that had fallen down in early May and replaced with a new fence. Michael Lautzenheiser explained the new constructed fence was measured to be 17.5 feet +/- from the center of Jersey Street. Mr. Lautzenheiser had a discussion with the board what their options were to solve this violation and appeal. The board had a discussion on the three options 1. Original fencing grandfather setback since 1973. 2.Fence back 8 1/2 ft out of right of way 3. Fencing to the existing house line. Tyson Brooks asked the board if there were any questions or comments. Tracy Gentis said His concern is with the sidewalks on Jersey St. Mr. Lautzenheiser explained if any utilities or sidewalk work is needed the City has the right to take the fencing down sense its in the right of way of the City.

Conditions: need approval from Bluffton City Council with an encroachment agreement.

Motion to approve w/ conditions: Tracy Gentis

Second: Bill Dowty

Vote: 5-0

B21-08-09 HARRISON TWP., NW/4 10-26N-12E Timothy L. & Lisa McCormick request a variance to reduce the side yard setback form 5' to 3 1/2' for a shed. The property is located at 1205 Kenwood Dr. Bluffton, IN 46714. Property is zoned R-1.

Lisa McCormick represented the petition. She explained that the shed was built thinking they were 5ft from the property line. Michael Lautzenheiser explained that with the site check inspection the shed was at 3.5 feet away from the property line. There was a discussion about the setback. Tyson Brooks asked if there was any concern from the neighbors. Mrs. McCormick replied there were none. Tyson Brooks asked if there were any questions or comments from the public. There were no public comments.

Conditions: need a written letter from the neighbor.
Motion to approve w/condition: Tracy Gentis
Second: Jerry Petzel
Vote: 5-0

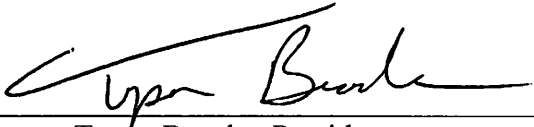
OTHER BUSINESS:

ADVISORY:

DIRECTOR COMMENTS:

ADJORN:

Jerry Petzel made a motion to adjourn the meeting. Tracy Gentis seconded the motion and the motion passed with a vote of 5-0. The August 24, 2021, meeting of the Board of Zoning Appeals adjourned at 7:40 pm.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser, Jr.