

ROLL CALL

Tyson Brooks
Bill Dowty
Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, September 28, 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 August 24,2021 meeting and Bill Dowty seconded the motion, minutes were approved 5-0.

Tim Rohr offered a motion to approve the minutes with changes from Sept 8,2021 special meeting and Bill Dowty seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B21-09-11 ROCK CREEK TWP., SW/4 8-27N-11E Zachery & Erin Hitzfield request a variance to reduce the front yard setback from 60' to 55' for a 26' X 26' garage. The property is located at 4027 N 500 W Markle, IN 46770. The property is zoned A-1.

No representation for the petition. The board suspended the rules of the board and procedures.

Motion to suspend the rules and procedures: Jerry Petzel

Second: Tim Rohr

Vote: 5-0

The board had a discussion on the addition to the garage. Tyson Brooks asked if there were any more questions or comments. There were none.

Motion to approve: Tracy Gentis

Second: Jerry Petzel

Vote: 5-0

B21-09-12 JEFFERSON TWP., NW/4 15-28N-12E John F. & Diane R. Lohmuller request a variance to reduce the east side yard setback to the property line for a garage. The property is located at 507 Millside Ct. Ossian, IN 46777. Property is zoned R-1.

John F. Lohmuller represented the petition. Mr. Lohmuller explained the need for the garage. Tyson Brooks asked where the property line is located. Mr. Lohmuller stated He had a survey done for the property and the property line is on the other side of the telephone pole. The board had a discussion on the property lines and size of the garage. Michael Lautzenheiser stated the homeowner needs to contact the power company if there are any issues. Tyson Brooks asked the board and public if there were any more questions or comments. There were none.

Motion to approve with no part of the garage over the property line: Tim Rohr
Second: Tracy Gentis
Vote:5-0

B-09-13 HARRISON TWP., NW/4 5-26N-12E William D. & Katherine E. Stoller request a variance to reduce front yard setback from 30' to 14' for a front porch. The property is located at 72 Westgate Rd. Bluffton, IN 46714. Property is zoned R-1.

William Stoller represented the petition. Mr. Stoller explained why He would like to put a front porch on the house. Michael Lautzenheiser explained that the covenant for the subdivision allows for open front porches as long as they are not closed in. Mr. Stoller stated the neighbors gave their approval for the front porch. The board had a discussion on the petition. Tyson Brooks asked if there were any more questions or comments. There were none.

Motion to approve an open porch: Jerry Petzel
Second: Tim Rohr
Vote: 5-0

OTHER BUSINESS:

ADVISORY:

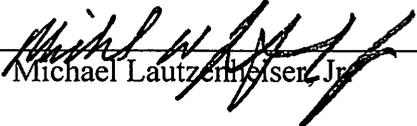
DIRECTOR COMMENTS:

ADJORN:

Bill Dowty made a motion to adjourn the meeting. Jerry Petzel seconded the motion and the motion passed with a vote of 5-0. The September 28, 2021, meeting of the Board of Zoning Appeals adjourned at 7:32 pm.



Tyson Brooks, President

ATTEST: 
Michael Lautzenheiser, Jr.