

ROLL CALL

Tyson Brooks  
Bill Dowty  
Tracy Gentis  
Jerry Petzel  
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, October 26, 2021, was called to order by President, Tyson Brooks. at 7:00 p.m. Roll call was answered by all members.

**APPROVAL OF MINUTES**

Tim Rohr offered a motion to approve the minutes with changes from September 28, 2021, meeting, and Bill Dowty seconded the motion, minutes were approved 5-0.

**OLD ITEMS:**

**NEW ITEM:**

**B21-10-14 HARRISON TWP. SW4 32-26N-12E Lyle & Patricia Breeding requests a reduced setback from 5’ to 8” for an existing shed. The property is located at 1352 E 550 S, Bluffton, IN 46714. The property is zoned A-1.**

Lyle Breeding presented the petition. He talked about the shed being built too close to the property line. There was a recap of the timeline from permitting to inspection when a setback violation was discovered. There was discussion on the setback of the other buildings to the property line. They talk about the construction of the building and how it was cemented to the ground by the posts. Mr. Breeding mentioned talking to the neighbor about purchasing ground to make the setback comply, and was informed that the neighbor wasn’t interested in selling ground but ok with the location of the building. There was nobody from the public to speak in regards to this petition. The board talked about options in regards to the motions available.

**Condition: Breeding’s contact neighbor again in regards to the purchase of 5’ strip and receive in writing the answer from the neighbor. If the landowner said no again the shed can remain in its current location.**

**Motion to approve: Tracy Gentis**

**Second: Bill Dowty**

**Vote: 5-0**

**B21-10-15 NOTTINGHAM TWP. SW4 8-25N-12E Joseph & Jennifer Meyer requests a reduced setback from 70’ to 47.5’ for the water’s edge of the pond. The property is located at 7564 S 150 E, Poneto, IN 46781. The property is zoned A-1.**

Joseph Meyer presented the petition. He said there was a misunderstanding on the setbacks and where they needed to be measured from. He mentioned it not being a highly traveled road and the drainage issues seem to be fixed. There was talk in regards to the contractor, Double Digging, and how they didn’t follow the setbacks required. There was discussion on the side ditch and changes made that weren’t approved by the highway department. There was a

discussion on the pond layout, traffic, and drainage. Michael Lautzenheiser, Jr. talked about the history of pond approvals. There was no public comment. The board reviewed the possible motions.

**Condition: Work with Highway Department in regards to approval for traffic safety and drainage tile permission.**

**Motion to approve: Tracy Gentis**

**Second: Jerry Petzel**

**Vote:5-0**

**OTHER BUSINESS:**

**2022 Calendar**

The board approved the calendar presented.

**Motion to approve: Bill Dowty**

**Second: Tim Rohr**

**Vote:5-0**

**ADVISORY:**

Michael Lautzenheiser, Jr. gave a recap of Vision 2035 and the possibility of a December timeline for completion.

**DIRECTOR COMMENTS:**

**ADJORN:**

Tim Rohr made a motion to adjourn the meeting. Tracy Gentis seconded the motion and the motion passed with a vote of 5-0. The October 26, 2021, meeting of the Board of Zoning Appeals adjourned at 7:50 pm.



Tyson Brooks, President

ATTEST:

  
Michael Lautzenheiser, Jr.