

ROLL CALL

Tyson Brooks
Bill Dowty
Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, March 30, 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 the January 26, 2021, meeting and Bill Dowty seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B21-03-02 NOTTINGHAM TWP., NE/4 6-25N-13E Leander M Schwartz requests a variance to reduce the side and rear yard setback from 20' to 10' for solar panels. The property is located at 6236 S 700 E, Bluffton, IN 46714. Property is zoned A-1.

Ryan Lengacher, Wellspring Components, represented the petition on behalf of Leander Schwartz. He explained the need for the solar panels in that location along with the layout and setup of solar on the property. There was discussion on the location of the well and septic on the property. Jerry Petzel asked if there was any concern from neighbors. It was explained that it is surrounded by farm ground. There was a discussion on the type of solar panels that would be used. Tyson Brooks asked if there was any questions or comment from the public. There was no public comment.

Motion to Approve: Jerry Petzel
Second: Tracy Gentis
Vote: 5-0

B21-03-03 UNION TWP., NW/4 10-28N-11E Michael & Nicole Burt request a variance to reduce the side and rear yard setback from 20' to 5' for pole barn. The property is located at 2920 W 1100 N, Markle, IN 46770. Property is zoned A-1.

Michael Burt represented the petition. He explained that the location of the existing shed and the need to replace with a larger building. He talked about the approval for the variance from the neighboring land owner and the septic making it so he can't extend the building to the west. There was discussion on the farm ground and the height of the building. Tyson Brooks asked if there was any questions or comment from the public. There was no public comment.

Motion to Approve: Tim Rohr
Second: Jerry Petzel
Vote: 5-0

B21-03-04 LANCASTER TWP., SW/4 35-27N-12E Bruce & Kathryn Stinson request a variance to allow a business to be located in an accessory structure. The property is located south of 492 N 450 E, Bluffton, IN 46714. Property is zoned S-1.

Bruce Stinson and Brandon Wright represented the petition. Mr. Wright talked about wanting to open a second location for his insurance business on the property where his residence will be built in the future. They talked about discussions with the pipeline and their approval with the location of items to be placed on the property as shown in an email included with the petition. Michael Lautzenheiser talked about the need for the variance due to the zoning of the property. There was additional discussion regarding the pipeline and location of structures. Tyson Brooks asked if there was any questions or comment from the public. There was no public comment.

Motion to Approve: Tracy Gentis
Second: Bill Dowty
Vote: 5-0

OTHER BUSINESS:

ADVISORY:

The April 27, 2021 meeting was confirmed.

DIRECTOR COMMENTS:

ADJORN:

Tim Rohr made a motion to adjourn the meeting. Jerry Petzel seconded the motion and the motion passed with a vote of 5-0. The March 30, 2021, meeting of the Board of Zoning Appeals adjourned at 7:21 pm.



~~Jerry Petzel~~, President
Tyson Brooks

ATTEST: 

Michael Lautzenheiser, Jr.