

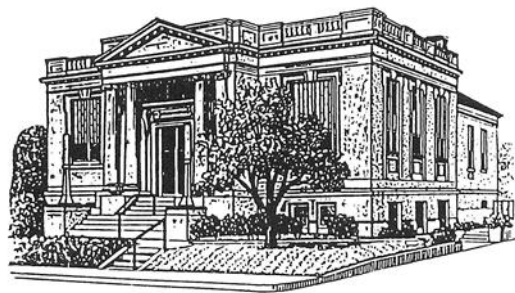
# WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



## WELLS COUNTY BOARD OF ZONING APPEALS MEETING

**Tuesday, June 24, 2025, AT 7:00 P.M.**

**ROOM 105 (MULTI-PURPOSE ROOM) LOWER LEVEL OF THE WELLS CARNEGIE  
GOVERNMENT ANNEX BUILDING, 223 W. WASHINGTON ST., BLUFFTON, IN.  
USE ELEVATOR ENTRANCE or EAST SIDE OF THE BUILDING**

### AGENDA

#### ROLL CALL

Tyson Brooks – Wells County Commissioner Appointment #1 – Term: 1/1/2024 – 12/31/2027

Tracy Gentis – Wells County Commissioner Appointment #2 – Term: 1/1/2024 – 12/31/2027

Jerry Petzel – Bluffton Common Council Appointment – Term: 1/1/2022 – 12/31/2025

Bill Dowty – Ossian Town Board Appointment – Term: 1/1/2022 – 12/31/2025

Tim Rohr – Area Plan Commission Appointment – Term: 1/1/2025 – 12/31/2025

Tim Sipe – Attorney – Wells County Area Plan Commission – Term: 1/1/2025 – 12/31/2025

Michael Lautzenheiser, Jr. – Wells County Area Plan Commission – Term: Virtue of Office

Suzie Gentis – Wells County Area Plan Commission – Term: Virtue of Office

Tracey Ulmer – Wells County Area Plan Commission – Term: Virtue of Office

#### APPROVAL OF MINUTES

#### OLD ITEMS

#### NEW ITEMS

B 25-06-06 LANCASTER TWP. SW/4 27-27N-12E Tonya M Hoffacker requests a variance to reduce the side yard setback from 5' to 0' for a pool deck. The property is located at 711 Willowbrook Trail, Bluffton, IN 46714. The property is zoned R-1.

B 25-06-07 JEFFERSON TWP. NW/4 34-28N-12E Ryan M & Rebecca Joy Wilson request a variance to reduce the rear and side yard setbacks from 20' to 14' for a barn. The property is at 6897 N SR 1, Ossian, IN 46777. The property is zoned A-1.

B 25-06-08 HARRISON TWP. SW/4 10-26N-12E Otto C & Judy A Clausen request a variance to increase the size allowance from 1500 sq ft to 1712 sq ft for a barn. The property is at 1793 S 300 E, Bluffton, IN 46714. The property is zoned R-1.

B 25-06-09 NOTTINGHAM TWP. SE/4 34- 25N-12E Rick L & Beth A Fiechter et al request a variance to reduce the front yard setback from 80' to 50' and increase height allowance from 100' to 120' for a grain bin. The property is located at 11711 S SR 1, Montpelier, IN 47359. The property is zoned A-1.

B 25-06-10 HARRISON TWP. SE/4 4-26N-12E William Vaughn requests a variance to reduce the front yard setback from 5' to 2.5' for an existing pool. The property is located at 329 E Ohio, Bluffton, IN 46714. The property is zoned R-2.

#### OTHER BUSINESS

#### ADVISORY

#### DIRECTOR COMMENTS

#### ADJOURN