

ROLL CALL

Tyson Brooks

Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, October 24, 2023, was called to order by Tyson Brooks at 7:00 p.m. Roll call was answered by three members. Bill Dowty was absent and Jerry Petzel arrived late.

APPROVAL OF MINUTES:

Tim Rohr offered a motion to approve the minutes from the September 26, 2023, meeting and Tracy Gentis seconded the motion, minutes were approved 3-0.

OLD ITEMS:

NEW ITEM:

B23-10-14 JEFFERSON TWP. SW/4 15-28N-12E Seth & Brenda Turrin request a variance to allow reduced front yard setback from 30' to 20' for covered porch. The property is located 107 S Melching Dr., Ossian, IN 46777. Property is zoned R-1.

Bryan Hayes from Windows, Doors, and More explained the variance request. There was discussion on layout of site and surrounding zoning of neighboring properties. Tyson Brooks asked if there was any public comment or question. There was none.

Motion to Approve: Tracy Gentis

Second: Tim Rohr

Vote: 3-0

OTHER BUSINESS:

2024 Calendar

The Board of Zoning Appeals reviewed the proposed meeting calendar for 2024.

Motion to Approve: Tim Rohr

Second: Tracy Gentis

Vote: 3-0

NEW ITEMS CONTINUED:

Jerry Petzel and Petitioner arrived at the meeting.

B23-10-15 HARRISON TWP. SE/4 9-26N-12E 1796 S Main LLC requests a variance to allow a second free-standing sign with an increased size of 168 sq ft per face. The property is located 1796 S Main St., Bluffton, IN 46714. Property is zoned B-3

Ben Burman explained his variance request. There was a correction of the square footage on the sign making it 196 sq ft per face. There was discussion on setbacks and layout of the sign. Tyson Brooks asked if there was any public comment or question. There was none.

Motion to Approve: Tracy Gentis
Second: Tim Rohr
Vote: 4-0


ADVISORY:

Michael Lautzenheiser mentioned upcoming ordinance amendments and solar project update. The November meeting was confirmed.

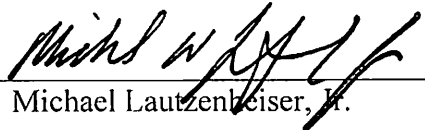
DIRECTOR COMMENTS:

ADJORN:

Jerry Petzel made a motion to adjourn the meeting. Tracy Gentis seconded the motion and the motion passed with a vote of 4-0. The October 24, 2023, meeting of the Board of Zoning Appeals adjourned at 7:19 pm.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser, Jr.