

ROLL CALL

Tyson Brooks
Bill Dowty

Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, December 19, 2023, was called to order by Tyson Brooks at 7:00 p.m. Roll call was answered by three members. Tracy Gentis and Jerry Petzel were absent.

APPROVAL OF MINUTES:

Bill Dowty offered a motion to approve the minutes from the November 28, 2023, meeting and Tim Rohr seconded the motion, minutes were approved 3-0.

OLD ITEMS:

NEW ITEM:

B23-12-17 HARRISON TWP. SE/4 9-26N-12E ANS Enterprises, Inc. request a variance to allow reduced property road frontage of 12.5' from the required 25' a new parcel to be created. The property is located at 1780 S Main, Bluffton, IN 46766. Property is zoned B-3.

Robert Meyer represented the petition for ANS Enterprises, Inc. He talked about the need for pickleball courts in Bluffton and how this property would be an ideal location. He mentioned the existing driveway that would be shared. Neighbor to the south didn't want to sell ground to provide 25' access strip to this proposed property. Tyson Brooks asked if there was any public comment or question. There was none.

Motion to Approve: Bill Dowty
Second: Tim Rohr
Vote: 3-0

OTHER BUSINESS:

ADVISORY:

There is no meeting for January, the board will be notified if there will be a meeting.

DIRECTOR COMMENTS:

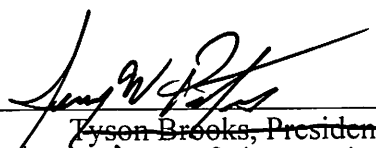
ADJORN:

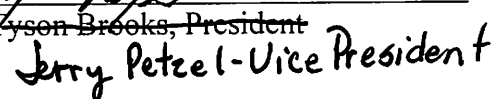
Bill Dowty made a motion to adjourn the meeting. Tim Rohr seconded the motion and the motion passed with a vote of 3-0. The December 19, 2023, meeting of the Board of Zoning Appeals adjourned at 7:15 pm.

ATTEST:



Michael Lautzenheiser, Jr.



Tyson Brooks, President

Jerry Petzel - Vice President