

ROLL CALL

Tyson Brooks
Bill Dowty
Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, August 23, 2022, was called to order by Tyson Brooks at 7:00 p.m. Roll call was answered by all members.

APPROVAL OF MINUTES:

Jerry Petzel offered a motion to approve the minutes from the March 29, 2022, meeting and Bill Dowty seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B22-08-02 HARRISON TWP. SW4 4-26N-12E Douglas & Sherry Campbell requests a reduced overhead door setback from 20' to 11' for a garage addition. The property is located at 1004 S Morgan, Bluffton, IN 46714. Property is zoned R-2.

Doug and Sherry Campbell talked about their variance request. There was a discussion on the layout as well as the street access point. It was agreed upon that there wouldn't be any increase in the street access point and that there would be some type of landscaping between sidewalk and added parking area by the garage addition. Tyson Brooks asked for public comment. There was none.

Condition: 2' buffer between sidewalk and new hard surface.

Motion to Approve: Tracy Gentis

Second: Tim Rohr

Vote: 5-0

B22-08-03 HARRISON TWP. SW4 22-26N-12E Robert & Chandra Petro requests a reduced side yard setback from 20' to 8' for a pole barn. The property is located at 3310 E 350 S, Bluffton, IN 46714. Property is zoned A-1.

Robert & Chandra Petro talked about their variance request. They are wanting to replace the existing shed that is on the property with a 36' x 60 building. There was a discussion on the neighboring properties and if there was any concern from those owners. Tyson Brooks asked for public comment. There was none.

Motion to Approve: Jerry Petzel

Second: Bill Dowty

Vote: 5-0

OTHER BUSINESS:

Review of Wells County Comprehensive Plan - Vision 2035

Michael Lautzenheiser gave the board a recap of the proposed Vision 2035 plan. There was some discussion on the road use plan and solar areas. Michael Lautzenheiser encouraged the board to go through the entire plan and see what the outlook is for the county in the upcoming years.


ADVISORY:

The September 27, 2022, meeting was confirmed.

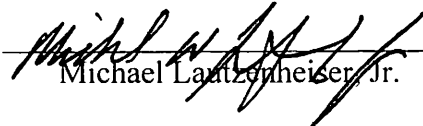
DIRECTOR COMMENTS:

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 August 23, 2022, meeting of the Board of Zoning Appeals adjourned at 7:37 pm.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser, Jr.