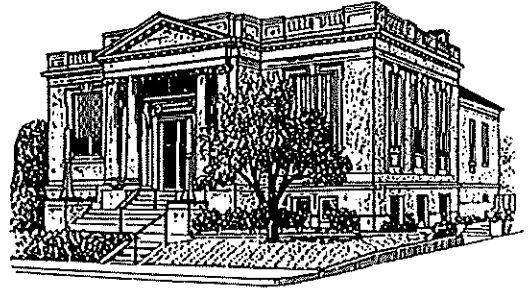


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



WELLS COUNTY BOARD OF ZONING APPEALS MEETING

Tuesday, May 28, 2024, 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

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

B24-05-07 LANCASTER TWP. NW/4 23-27N-12E James W Klopfenstein II and Debra L Klopfenstein requests a reduced side yard setback from 20' to 4' for a new home. The property is located at 2855 N 450 E, Craigville, IN 46731. Property is zoned A-1.

OTHER BUSINESS

•

ADVISORY

DIRECTOR COMMENTS

ADJOURN

ROLL CALL
Tyson Brooks

Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, May 28, 2024, was called to order by Board President Tyson Brooks at 7:00 p.m. Roll call was answered by four members. Bill Dowty was absent

APPROVAL OF MINUTES:

Tim Rohr offered a motion to approve the minutes from the April 23, 2024, meeting and Tracy Gentis seconded the motion, minutes were approved 4-0.

OLD ITEMS:

There were no old items to discuss.

NEW ITEM:

B24-05-07 LANCASTER TWP. NW/4 23-27N-12E James W Klopfenstein II and Debra L Klopfenstein requests a reduced side yard setback from 20' to 4' for a new home. The property is located at 2855 N 450 E, Craigville, IN 46731. Property is zoned A-1.

James & Debra Klopfenstein represented the variance request. They described the project and their request for the reduced setback. There was discussion about a porch that wasn't shown on the site plan. The board discussed options of a condition needed for an easement to the pond that would be suggested if approved or if the 5' setback would be able to be met for the porch. The 5' setback was agreed upon but all. Michael Lautzenheiser said to have the lines marked by a surveyor before starting the project to make sure that the 5' setback would be met. Tyson Brooks asked if there was anyone from the public that wanted to speak regarding this petition. There was no public comment. It was stated that the office would need to receive an updated site plan showing the porch and 5' setback.

Motion to Approve: Tim Rohr

Second: Tracy Gentis

Vote: 4-0

OTHER BUSINESS:

No other business was discussed.

ADVISORY:

It was unknown if there would be a meeting in June.


DIRECTOR COMMENTS:

Michael Lautzenheiser had nothing else to add to the meeting.

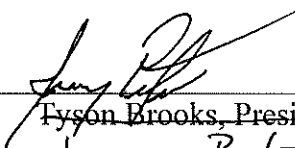
ADJORN:

Tim Rohr made a motion to adjourn the meeting. Tracy Gentis seconded the motion and the motion passed with a vote of 4-0. The May 28, 2024, meeting of the Board of Zoning Appeals adjourned at 7:42 pm.

ATTEST:



Michael Lautzenheiser, Jr.



~~Tyson Brooks, President~~

Jerry Petzel, VP