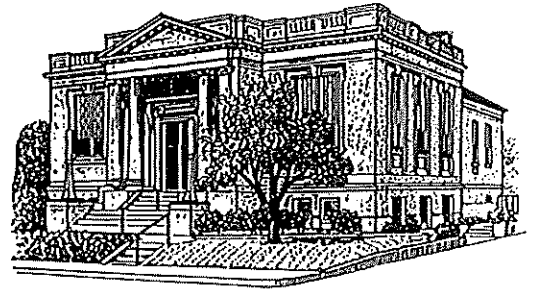


WELLS COUNTY AREA PLAN COMMISSION

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, February 27, 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

ELECTION OF OFFICERS FOR 2024

- President
- Vice-President
- Secretary

APPROVAL OF MINUTES

OLD ITEMS

NEW ITEMS

B24-02-01 HARRISON TWP. SW4 10-26N-12E Todd Fiechter & Aaron Isch request a reduced road frontage from 25' to 0' for 7 lots of a 8 lot subdivision with a permanent ingress/egress easement on a common lot. The property is located on East side of Wayne St (300 E) & south of Harrison St (SR 116), Bluffton, IN 46714. Property is zoned R-1.

OTHER BUSINESS

- 2023 Annual Report
- 2024 Plan of Operations
- Board Contact Sheet

ADVISORY

DIRECTOR COMMENTS

ADJOURN

ROLL CALL

Bill Dowty
Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, January 24, 2023, was called to order by Michael Lautzenheiser, Jr. at 7:00 p.m. Roll call was answered by four members. Tyson Brooks was absent.

ELECTION OF OFFICERS FOR 2024:

President: Tyson Brooks

Motion to elect President: Jerry Petzel

Second: Bill Dowty

Vote: 4-0

Vice-President: Jerry Petzel

Motion to elect Vice-President: Jerry Petzel

Second: Bill Dowty

Vote: 4-0

Secretary: Michael Lautzenheiser, Jr

Motion to elect Secretary: Jerry Petzel

Second: Bill Dowty

Vote: 4-0

APPROVAL OF MINUTES:

Tim Rohr offered a motion to approve the minutes from the December 19, 2023, meeting and Tracy Gentis seconded the motion, minutes were approved 4-0.

OLD ITEMS:**NEW ITEM:**

B24-02-01 HARRISON TWP. SW4 10-26N-12E Todd Fiechter & Aaron Isch request a reduced road frontage from 25' to 0' for 7 lots of a 8 lot subdivision with a permanent ingress/egress easement on a common lot. The property is located on East side of Wayne St (300 E) & south of Harrison St (SR 116), Bluffton, IN 46714. Property is zoned R-1.

Todd Fiechter and Aaron Isch represented the variance request. They explained the layout of the plans and that they have sent that information along to the pipeline. There was discussion on the drainage for this project and the easement needed for Bills Creek. The board discussed the easements, maintenance agreements, and covenants that still need to be worked on and provided for the major subdivision portion of approval. There was no public comment.

Motion to Approve: Tracy Gentis

Second: Tim Rohr

Vote: 4-0

OTHER BUSINESS:

2023 Annual Report

Michael Lautzenheiser reviewed highlights of the report for the past year.

2024 Plan of Operations

Michael Lautzenheiser reviewed the goals for the upcoming year.

Board Member Contact Sheet

Michael Lautzenheiser asked the board to review their contact information and inform the office of any changes that were needed.

ADVISORY:

The March 19, 2024, meeting was confirmed.

DIRECTOR COMMENTS:

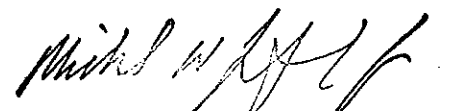
ADJORN:

Bill Dowty made a motion to adjourn the meeting. Tim Rohr seconded the motion and the motion passed with a vote of 4-0. The February 27, 2024, meeting of the Board of Zoning Appeals adjourned at 7:17 pm.



Tyson Brooks, President

ATTEST:



Michael Lautzenheiser, Jr.