

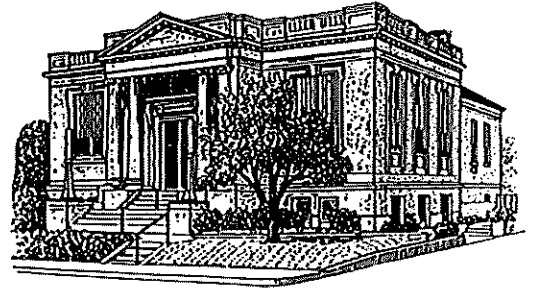
WELLS COUNTY AREA PLAN COMMISSION

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, April 23, 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

B24-04-05 HARRISON TWP. NW/4 4-26N-12E Solid Rock Rentals LLC requests a reduced overhead door setback from 20' to 14.5'. The property is located at corner of South and Union in Bluffton, IN 46714. Property is zoned R-3.

B24-04-06 HARRISON TWP. NW/4 4-26N-12E Dustin & Melissa Kelly requests an increase in size allowance for an accessory structure from 1500 sq ft to 2400 sq ft. The property is located at 538 W Washington St., Bluffton, IN 46714. Property is zoned R-2.

OTHER BUSINESS

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ADVISORY

DIRECTOR COMMENTS

ADJOURN

ROLL CALL
Tyson Brooks
Bill Dowty
Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, April 23, 2024, was called to order by Board President Tyson Brooks at 7:00 p.m. Roll call was answered by all members.

APPROVAL OF MINUTES:

Tim Rohr offered a motion to approve the minutes from the March 19, 2024, meeting and Bill Dowty seconded the motion, minutes were approved 5-0.

OLD ITEMS:

There were no old items to discuss.

NEW ITEM:

B24-04-05 HARRISON TWP. NW/4 4-26N-12E Solid Rock Rentals LLC requests a reduced overhead door setback from 20' to 14.5'. The property is located at corner of South and Union in Bluffton, IN 46714. Property is zoned R-3.

Drew Gerber represented the variance request. He explained the measurements shown on the drawing. There was a discussion on off-street parking along with sidewalk needing to need certain standards. Tyson Brooks asked if there was anyone from the public that wanted to speak regarding this petition. There was no public comment.

Condition: Sidewalk clearly marked so that there isn't any parking on the sidewalk area.

Motion to Approve: Tracy Gentis

Second: Tim Rohr

Vote: 5-0

B24-04-06 HARRISON TWP. NW/4 4-26N-12E Dustin & Melissa Kelly requests an increase in size allowance for an accessory structure from 1500 sq ft to 2400 sq ft. The property is located at 538 W Washington St., Bluffton, IN 46714. Property is zoned R-2.

Dustin Kelly described his variance request. There was a discussion on the surrounding buildings and that the height wouldn't be an issue. The board discussed the layout of the property with Mr. Kelly. Tyson Brooks asked if there was anyone from the public that wanted to speak regarding this petition. There was no public comment.

Motion to Approve: Tim Rohr

Second: Bill Dowty

Vote: 5-0

OTHER BUSINESS:

ADVISORY:

The May 28, 2024, meeting was confirmed.

DIRECTOR COMMENTS:

Michael Lautzenheiser had nothing else to add to the meeting.

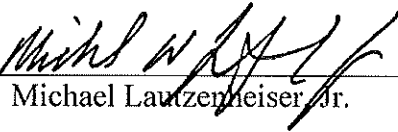
ADJORN:

Tim Rohr made a motion to adjourn the meeting. Tracy Gentis seconded the motion and the motion passed with a vote of 5-0. The April 23, 2024, meeting of the Board of Zoning Appeals adjourned at 7:16 pm.



Tyson Brooks, President

ATTEST:



Michael Lautzenheiser Jr.