

## ROLL CALL

Bill Dowty  
Tracy Gentis  
Jerry Petzel  
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

Tracy Gentis called the Board of Zoning Appeals meeting on March 18, 2025, to order at 7:00 p.m. Four members answered the roll call, but Tyson Brooks was absent.

**APPROVAL OF MINUTES:**

Bill Dowty moved to approve the minutes from the February 25, 2025, meeting, and Tim Rohr seconded the motion. The minutes were approved 4-0.

**OLD ITEMS:****NEW ITEM:**

**B 25-03-03 LANCASTER TWP. SW4 17-27N-12E Skip & Rose Edwards requests a variance to reduce the side yard setback from 20' to 8' for a barn addition. The property is located at 1482 E 350 N, Bluffton, IN 46714. The property is zoned A-1.**

Skip Edwards presented the variance request and provided additional survey information to the board showing a proposed 12' to 14' setback rather than the originally requested 8' to 10'. There was a discussion on the layout of the barn addition on the property, and survey work was done on-site. Mr. Edwards discussed adding additional ground to his property if the neighbor was willing to sell. The board discussed not wanting to go less than a 10' setback for a motion. There was no public in attendance.

Motion to Approve a reduced side yard setback of 10 feet for the addition: Tim Rohr

Second: Bill Dowty

Vote: 4-0

**OTHER BUSINESS:**

No other

**ADVISORY:**

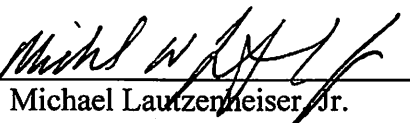
Michael Lautzenheiser updated the board about the hearings at the Indiana Assembly. He also talked about possible ordinance amendments that will hopefully be going before the Area Plan Commission at their May meeting. The Board of Zoning Appeals meeting was confirmed for April 22, 2025.

**ADJOURN:**

Tim Rohr moved to adjourn the meeting. Bill Dowty seconded the motion, which passed 4-0. The March 18, 2025, meeting of the Board of Zoning Appeals was adjourned at 7:16 p.m.

  
Tyson Brooks, President

ATTEST:

  
Michael Lautzenheiser Jr.