

ROLL CALL

Tyson Brooks
Bill Dowty
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

Tyson Brooks called the Board of Zoning Appeals meeting on April 22, 2025, to order at 7:00 p.m. Four members answered the roll call, but Tracy Gentis was absent.

APPROVAL OF MINUTES:

Bill Dowty moved to approve the minutes from the March 18, 2025, meeting, and Tim Rohr seconded the motion. The minutes were approved 4-0.

OLD ITEMS:**NEW ITEM:**

B 25-04-04 LANCASTER TWP. SE/4 20-27N-12E Gregory & Nikki Mann request a variance to reduce the rear yard setback from 5' (60") to 3'4" (40") for an existing barn. The property is located at 1970 E South Timberidge Rd, Bluffton, IN 46714. The property is zoned S-1.

Greg Mann represented the variance request. He mentioned that he reached out the Erving Inc., but hasn't received a reply from them. When asked for public comment there was none.

Motion to Approve: Jerry Petzel

Second: Bill Dowty

Vote: 4-0

B 25-04-05 LANCASTER TWP. SW/4 27-27N-12E John & Pamela Senac request a variance to reduce the side yard setback from 5' to 4' for a garage addition. The property is located at 203 Lindenwood Drive, Bluffton, IN 46714. The property is zoned R-1.

John & Pam Senac represented the variance request. They mentioned contacting their neighbors about the project of which all were ok with the build. When asked for public comment there was none.

Motion to Approve: Tim Rohr

Second: Bill Dowty

Vote: 4-0

OTHER BUSINESS:**ADVISORY:**

The Board of Zoning Appeals meeting was confirmed for May 27, 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.