

## ROLL CALL

Tyson Brooks  
Tracy Gentis  
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

Tyson Brooks called the Board of Zoning Appeals meeting on June 24, 2025, to order at 7:00 p.m. Three members answered the roll call, but Bill Dowty and Jerry Petzel were absent.

**APPROVAL OF MINUTES:**

Tim Rohr moved to approve the minutes from the April 22, 2025, meeting, and Tracy Gentis seconded the motion. The minutes were approved 3-0.

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

**B 25-06-06 LANCASTER TWP. SW/4 27-27N-12E Tonya M Hoffacker requests a variance to reduce the side yard setback from 5' to 0' for a pool deck. The property is located at 711 Willowbrook Trail, Bluffton, IN 46714. The property is zoned R-1.**

Tonya Hoffacker and Mitch Southard presented the variance request. There was discussion on the questions in the petition that required additional answers. When asked for public comment, there was none. Tracy Gentis inquired about relocating the deck to meet the requirements, but the petitioners weren't interested in moving the deck's location. There was discussion about reducing the setback, but not to the extent requested.

Motion to Approve a 2' setback for the deck: Tim Rohr

Second: Tracy Gentis

Vote: 3-0

**B 25-06-07 JEFFERSON TWP. NW/4 34-28N-12E Ryan M & Rebecca Joy Wilson request a variance to reduce the rear and side yard setbacks from 20' to 14' for a barn. The property is at 6897 N SR 1, Ossian, IN 46777. The property is zoned A-1.**

No representative for the petition. The petition was continued.

Motion to continue to July meeting: Tracy Gentis

Second: Tim Rohr

Vote: 3-0

**B 25-06-08 HARRISON TWP. SW/4 10-26N-12E Otto C & Judy A Clausen request a variance to increase the size allowance from 1500 sq ft to 1712 sq ft for a barn. The property is at 1793 S 300 E, Bluffton, IN 46714. The property is zoned R-1.**

Olivia Reeves and Otto Clausen represented the variance request. There was also a discussion about the setbacks and lighting. When asked for public comment, there was none.

Motion to Approve: Tim Rohr

Second: Tracy Gentis

Vote: 3-0

**B 25-06-09 NOTTINGHAM TWP. SE/4 34- 25N-12E Rick L & Beth A Fiechter et al request a variance to reduce the front yard setback from 80' to 50' and increase height allowance from 100' to 120' for a grain bin. The property is located at 11711 S SR 1, Montpelier, IN 47359. The property is zoned A-1. Todd Fiechter represented the variance request. He mentioned that when they initially laid out the farm design in 2005, the setbacks were different, which is why the variance is needed. The board confirmed the size and height of the grain bin. When asked for public comment, there was none.**

Motion to Approve: Tracy Gentis  
Second: Tim Rohr  
Vote: 3-0

**B 25-06-10 HARRISON TWP. SE/4 4-26N-12E William Vaughn requests a variance to reduce the front yard setback from 5' to 2.5' for an existing pool. The property is located at 329 E Ohio, Bluffton, IN 46714. The property is zoned R-2.**

William Vaughn represented the variance request. When asked for public comment, there was none.

Motion to Approve: Tim Rohr  
Second: Tracy Gentis  
Vote: 3-0

**OTHER BUSINESS:**

**ADVISORY:**

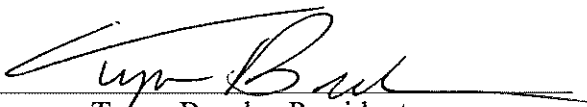
The Board of Zoning Appeals meeting was confirmed for July 22, 2025.

**ADJOURN:**

Tracy Gentis moved to adjourn the meeting. Tim Rohr seconded the motion, which passed 3-0. The June 24, 2025, meeting of the Board of Zoning Appeals was adjourned at 7:40 p.m.

ATTEST:

  
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Michael Lautzenheiser Jr.

  
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Tyson Brooks, President