

## ROLL CALL

Tyson Brooks  
Bill Dowty  
Tracy Gentis  
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

Tyson Brooks called the Board of Zoning Appeals meeting on July 22, 2025, to order at 7:01 p.m. Four members answered the roll call. Jerry Petzel resigned from the board and the office is waiting on a new appointment from the City of Bluffton.

**APPROVAL OF MINUTES:**

Tim Rohr moved to approve the minutes from the June 24, 2025, meeting, and Bill Dowty seconded the motion. The minutes were approved 4-0.

**OLD ITEMS:**

**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.**

Ryan Wilson explained the reason for the variance request. There was board discussion on the layout and surrounding property. When asked for public comment, there was none.

Motion to Approve: Tim Rohr

Second: Tracy Gentis

Vote: 4-0

**NEW ITEM:**

**B 25-07-11 HARRISON TWP. SW/4 4-26N-12E Pursifull Enterprises LLC requests a special exception to allow a residential space to be located within the commercial structure. The property is located at 513 S Baldwin, Bluffton, IN 46714. The property is zoned I-1.**

Doug and Kristi Gerber are the new owners of the property and they explained the reason for the special exception request. There was discussion on the state requirements and recorded commitment that would be recommended. When asked for public comment, there was none.

Condition: state requirements met for residential area being located within a commercial structure and have a recorded commitment for the individual to live there.

Motion to Approve: Tim Rohr

Second: Tracy Gentis

Vote: 4-0

**B 25-07-12 CHESTER TWP. NW/4 29-25N-11E Dustin Allen Ramseyer requests a variance to reduce the side yard setback from 20' to 14' for a pole barn. The property is located at 4920 W 1000 S, Montpelier, IN 47359. The property is zoned A-1.**

Dustin Ramseyer explained the reason for the variance request. There was board discussion on the layout and surrounding property. When asked for public comment, there was none.

Motion to Approve: Tim Rohr

Second: Bill Dowty

Vote: 4-0

BOARD OF ZONING APPEALS MINUTES

July 22, 2025

**B 25-07-13 JEFFERSON TWP. SW/4 14-28N-12E Christopher L & Stephanie M Bishir requests a variance to reduce the side and rear yard setbacks from 20' to 10' for a pole barn. The property is located at 4025 E 900 N, Ossian, IN 46777. The property is zoned A-1.**

Christopher Bishir explained the reason for the variance request. There was board discussion on the layout and surrounding property. When asked for public comment, there was none.

Motion to Approve: Tracy Gentis

Second: Bill Dowty

Vote: 4-0

**B 25-07-14 HARRISON TWP. NE/4 4-26N-12E Tad R & Stephanie L Baumgartner request a variance to reduce the rear yard setback from 5' to 0' for a shed with a lean-to. The property is located at 204 E Washington, Bluffton, IN 46714. The property is zoned R-2.**

Tad Baumgartner explained the reason for the variance request. There was board discussion on the layout and surrounding property. When asked for public comment, there was none.

Motion to Approve: Bill Dowty

Second: Tracy Gentis

Vote: 4-0

**OTHER BUSINESS:**

No other business to discuss.

**ADVISORY:**

There didn't appear to be an August 2025 meeting for the Board of Zoning Appeals. An email would be sent confirming that within a weeks time.

**ADJOURN:**

Tim Rohr moved to adjourn the meeting. Tracy Gentis seconded the motion, which passed 4-0. The July 22, 2025, meeting of the Board of Zoning Appeals was adjourned at 7:30 p.m.



Tyson Brooks, President

ATTEST:

  
Michael Lautzenheiser, Jr.