

ROLL CALL

Tyson Brooks  
Bill Dowty  
Tracy Gentis  
Jeff Kyle  
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting on January 28, 2026, was called to order by Michael Lautzenheiser, Jr. at 7:00 p.m. All members were present for roll call.

**ELECTION OF OFFICERS FOR 2026:**

**President: Tyson Brooks**

Motion to elect President: Bill Dowty

Second: Tracy Gentis

Vote: 5-0

**Vice-President: Tracy Gentis**

Motion to elect President: Bill Dowty

Second: Tracy Gentis

Vote: 5-0

**Secretary: Michael Lautzenheiser, Jr**

Motion to elect President: Bill Dowty

Second: Tracy Gentis

Vote: 5-0

**APPROVAL OF MINUTES:**

Tim Rohr moved to approve the minutes from the September 23, 2025, meeting, and Bill Dowty seconded the motion. The minutes were approved 5-0.

**OLD ITEMS:**

**NEW ITEM:**

**B 26-01-01 JEFFERSON TWP. SW/4 15-28N-12E Meyer Properties LLC requests a variance to reduce the front setback from 20' to 13' for the garage doors. The property is located at 215 E Craig St., Ossian, IN 46777. The property is zoned R-2 with a proposed zoning change to R-3. Jason Meyer represented the variance request. He explained the variance request to the board. There was a discussion of the site layout and the APC's recommended sidewalk. Additional setbacks were discussed, as the sidewalk type and location would determine the garage door setbacks. Mr. Meyer is to work with the Manager for the Town of Ossian and their engineer to determine which sidewalk will be installed at his cost, not the town's expense. Michael Lautzenheiser asked that a survey be completed showing the ADA-compliant plot plan for the sidewalk, and that the agreed 23' garage door to the back edge of the sidewalk can be accommodated. The floor was open to any public comment. There was no public comment.**

Condition: Property owner to install an ADA-compliant sidewalk that is approved by the Town of Ossian, and that the setback is no less than 23' from the back edge of the sidewalk to the overhead garage door. A survey showing compliance is also needed.

Motion to Approve: Tim Rohr

Second: Jeff Kyle

Vote: 5-0

**OTHER BUSINESS:**

**2026 Calendar**

There was a review of the proposed 2026 meeting dates.

Motion to Approve: Tim Rohr

Second: Bill Dowty

Vote: 5-0

**2025 Annual Report**

Michael Lautzenheiser reviewed the highlights of the past year's report.

**2026 Plan of Operations**

Michael Lautzenheiser reviewed the goals for the upcoming year.

**Board Member Contact Sheet**

Michael Lautzenheiser asked the board to review their contact information and inform the office of any needed changes.

**ADVISORY:**

It was said that there would be an email sent the following day to confirm if there was a meeting for February 24, 2026.

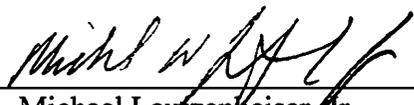
**DIRECTOR COMMENTS:**

Michael Lautzenheiser discussed state-level bills that would be of interest. There was a brief discussion on the Indiana Constitution and Home Rule.

**ADJOURN:**

Tim Rohr moved to adjourn the meeting. Tracy Gentis seconded the motion, which passed 5-0. The January 27, 2026, meeting of the Board of Zoning Appeals was adjourned at 7:36 p.m.

  
Tyson Brooks, President

ATTEST:   
Michael Lautzenheiser Jr.