

ROLL CALL

Tyson Brooks  
Bill Dowty

Jeff Kyle  
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting on February 24, 2026, was called to order by Michael Lautzenheiser, Jr. at 7:00 p.m. Four members were present for roll call; Tracy Gentis was absent.

**APPROVAL OF MINUTES:**

Bill Dowty moved to approve the minutes from the January 27, 2026, meeting, and Tim Rohr seconded the motion. The minutes were approved 4-0.

**OLD ITEMS:**

**NEW ITEM:**

**B 26-02-02 LANCASTER TWP. NW/4 5-27N-12E Norwell Community Schools requests a variance to allow 4 additional free-standing signs. The property is located at 1100 E US 224, Ossian, IN 46777. The property is zoned A-1.**

Adam Heckber represented the variance request. He explained the signage request. There was a discussion on sign placement. They are currently raising funds to light the signs. Roger Thornton spoke in support of the signs during public comment.

Motion to Approve: Tim Rohr

Second: Bill Dowty

Vote: 4-0

**B 26-02-03 LANCASTER TWP. SW/4 15-27N-12E City of Bluffton c/o Norwell Community Schools requests a variance to allow 4 additional free-standing signs. The property is located along SR 1, Bluffton, IN 46714, north of CR 300 N/Jackson Street. The property is zoned A-1.**

Adam Heckber represented the variance request. He explained the signage request. The City of Bluffton has approved the signs to be located on its property. There was a discussion on sign placement and lighting. Roger Thornton spoke in support of the signs during public comment.

Motion to Approve: Tim Rohr

Second: Bill Dowty

Vote: 4-0

**OTHER BUSINESS:**

**ADVISORY:**


The March 17, 2026, Board of Zoning Appeals meeting was confirmed.


**DIRECTOR COMMENTS:**

Michael Lautzenheiser discussed state-level bill HB 1001 and noted that HB 1333 is now dead and appears inactive on the website.

**ADJOURN:**

Tim Rohr moved to adjourn the meeting. Bill Dowty seconded the motion, which passed 4-0. The February 24, 2026, meeting of the Board of Zoning Appeals was adjourned at 7:20 p.m.

  
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Tyson Brooks, President

ATTEST:   
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Michael Lautzenheiser, Jr.