

ROLL CALL

Tyson Brooks
Bill Dowty
Tracy Gentis
Jeff Kyle
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting on March 17, 2026, was called to order by Michael Lautzenheiser, Jr. at 7:00 p.m. All members were present for roll call.

APPROVAL OF MINUTES:

Tim Rohr moved to approve the minutes from the February 24, 2026, meeting, and Bill Dowty seconded the motion. The minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B 26-03-04 LANCASTER TWP. SE/4 21-27N-12E Jay & Mallory Nicholas request a variance to reduce the front yard setback from 70' to 41' for a garage. The property is located at 2470 N SR 1, Bluffton, IN 46714. The property is zoned S-1.

Jay Nicholas represented the variance request. Tyson Brooks asked for the reason for the setback. There was a discussion about the property's layout and similar approvals in the area. Mr. Brooks asked if any of the neighbors had reached out. Michael Lautzenheiser said that the office had not received any calls. Mr. Nicholas said that he has spoken with the neighbors, and they didn't have any issues with the proposed building. There was no public discussion as Mallory Nicholas was the only other person in attendance.

Motion to Approve: Tim Rohr

Second: Jeff Kyle

Vote: 5-0

OTHER BUSINESS:

There were no other business items discussed.

DIRECTOR COMMENTS:

Michael Lautzenheiser discussed HB 1001 and the FWA Area of Influence that needs to be added to the map.

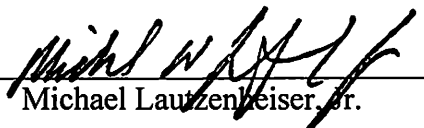
ADVISORY:

The May 28, 2026, Board of Zoning Appeals meeting was confirmed.

ADJOURN:

Tim Rohr moved to adjourn the meeting. Tracy Gentis seconded the motion, which passed 5-0. The March 17, 2026, meeting of the Board of Zoning Appeals was adjourned at 7:15 p.m.


Tyson Brooks, President

ATTEST: 
Michael Lauzenheiser, Jr.