

ROLL CALL

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 Tracy Gentis at 7:00 p.m. Four members were present for roll call, as Tyson Brooks was absent.

APPROVAL OF MINUTES:

Tim Rohr moved to approve the minutes from the April 28, 2026, meeting, and Bill Dowty seconded the motion. The minutes were approved 4-0.

OLD ITEMS:

There were no old items to discuss.

NEW ITEM:

B 26-06-09 LANCASTER TWP. SW/4 27-27N-12E Ryan A & Stephanie L Carroll request a variance to increase the size allowance from 1500 sq ft to 2380 sq ft for a barn addition. The property is located at 315 E Dustman Rd., Bluffton, IN 46714. The property is zoned R-1.

Ryan Carroll explained the variance request. The setback was verified, and the building addition was discussed. The floor was opened for public comment, and there was none.

Motion to Approve: Jeff Kyle

Second: Bill Dowty

Vote: 4-0

OTHER BUSINESS / DIRECTOR COMMENTS / ADVISORY:

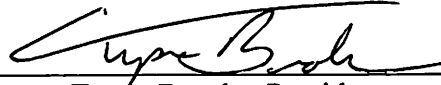
Michael Lautzenheiser advised the board of the multiple violations that have been turned into the office. He also discussed the budget request from council.

Jeff Kyle asked if the board could recite the pledge at the start of meetings.

The July 28, 2026, Board of Zoning Appeals meeting was mentioned. An email will be sent confirming whether there will be a meeting.

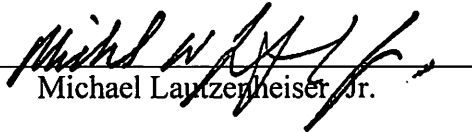
ADJOURN:

Tim Rohr moved to adjourn the meeting. Bill Dowty seconded the motion, which passed 4-0. The June 23, 2026, meeting of the Board of Zoning Appeals was adjourned at 7:13 p.m.



Tyson Brooks, President

ATTEST:



Michael Lautzenheiser Jr.