

ROLL CALL

Rose Ann Barrick
Harry Baumgartner Jr.
Todd Fiechter

Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, November 22, 2016 was called to order by Vice-President, Rose Ann Barrick at 7:00 p.m. Roll call was answered by four members. Jerry Petzel was absent.

APPROVAL OF MINUTES:

Jim Schwarzkopf offered a motion to approve the minutes from the October 25, 2016 meeting and Harry Baumgartner, Jr. seconded the motion, minutes were approved 4-0.

OLD ITEMS:

NEW ITEM:

B16-11-17 ROCK CREEK TWP., NE/4 2-27N-11E Joseph & Kim Minnich request a variance to increase sign allowance from 1 free standing sign to 2 free standing signs. The property is located at 1123 W Otto, Uniondale, IN 46791. The property is zoned R-2.

Joseph Minnich explained the need for a second sign on the property. He said that by having a taller sign it would be able to be seen while crops are on the field and help bring in business. Rose Ann Barrick asked if a commitment would be needed regarding any additional signage on the property. Michael Lautzenheiser, Jr. explained that in the past the board has chosen to have a commitment written regarding temporary signage and how it was no longer allowed when there were 2 free standing signs on the property. Mr. Minnich asked that the commitment be explained. Mr. Lautzenheiser, Jr. explained in further detail what temporary signage meant. Mrs. Barrick asked if the taller sign would be able to be updated with sales, etc. Jim Schwarzkopf asked if the current sign could be updated with sale information or special events. Mr. Minnich said that they could use the current monument sign as temporary information if needed. Mr. Schwarzkopf asked Michael Lautzenheiser, Jr. if that would be allowed. Mr. Lautzenheiser, Jr. confirmed that they could use the existing sign and update it whenever needed. Mrs. Barrick asked if there were any questions or comments from the public. There were none.

Conditions: Recorded commitment that no additional temporary signage be allowed on property.

Motion to Approve: Jim Schwarzkopf

Second: Todd Fiechter

Vote: 4-0

B16-11-18 LANCASTER TWP., NW/4 342-27N-12E Focus Realty Group LLC (Arby's) request a variance to reduce sign setback from 5' to 1' for a free standing sign. The property is located at 991 N Main St., Bluffton, IN 46714. The property is zoned B-3.

Garry Potts, Professional Permits on behalf of Arby's, explained how Arby's wants to update their signs across the US. He said that they were planning on using the existing post and that the overall height will be shorter. However, the new sign would be wider which caused the need for this variance. Rose Ann Barrick asked if there were any board questions or calls to the office from the public.

There were none.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Todd Fiechter

Vote: 4-0

OTHER BUSINESS:

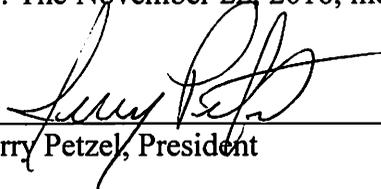
There were not any petitions for the December meeting as of the meeting tonight. There will be a meeting in January to determine the board elections and 2017 meeting schedule. Todd Fiechter told the board that he enjoyed serving with everyone.

ADVISORY:

DIRECTOR COMMENTS:

Michael Lautzenheiser, Jr. informed the board that there was only one town remaining to vote and sign the ordinance updates. He also said that a couple of outstanding violations may be coming before the board for variances or special exceptions.

Todd Fiechter made a motion to adjourn the meeting. Harry Baumgartner, Jr. seconded the motion and the motion passed with a vote of 4-0. The November 22, 2016, meeting of the Board of Zoning Appeals adjourned at 7:12 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.