

ROLL CALL

Rose Ann Barrick  
Harry Baumgartner Jr.  
Keith Masterson  
Jerry Petzel, President - Absent  
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, April 22, 2014 was called to order by Board President, Jerry Petzel at 7:00 p.m. Roll call was answered by four members. Harry Baumgartner, Jr. was absent.

**APPROVAL OF MINUTES:**

Rose Ann Barrick offered a motion to approve the minutes from the March 25, 2014 meeting and James Schwarzkopf seconded the motion, minutes were approved 4-0.

**OLD ITEM:**

**NEW ITEM:**

**B14-04-04 JEFFERSON TWP., NE/4 09-28N-12E Dale & Joanne Fryback request a variance to reduce the front yard setback from their previous variance (B13-03-08) from 8ft to 6ft. The property is located north of the intersection of 1050 N and State Road 1, Ossian, IN 46777. Property is zoned S-1.**

Luann Martin, Ossian Town manager, explained that the petition is to make the existing sign in compliance with the ordinance. She stated that during installation, the sign was off by a couple of feet.

Michael Lautzenheiser, Jr stated that it was 6ft to the apparent right-of-way, but it's only roughly 2ft from the section line. He advised that the section line does not run the center of the road, but off to the west side of the road at the site location. He explained that officially the request should be for 2ft. He advised the board that the sign is not in the sight triangle for driveway to the south.

Conditions: Approve with the variance at 2ft.

Motion to Approve: Rose Ann Barrick

Second: James Schwarzkopf

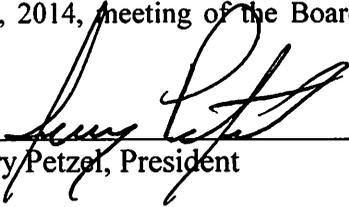
Vote: 4-0

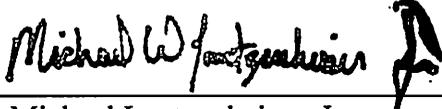
**OTHER BUSINESS:**

**ADVISORY:**

Mr. Lautzenheiser updated the board on what the office is doing to applying for the Community Rating System to reduce flood insurance premiums. He advised that the board might not be directly involved in this. He explained that the reduction of cost is based off of credits that the county can get. He stated that this will be done through a more formalized permitting process in flood areas, along with keeping a log of questions answered by our office on flood information. Mr. Lautzenheiser explained how the permitting and construction process would work with an example near the 8 Mile Ditch. He advised the board on what would need to occur with fill in the flood plain. He went on to explain the reduction cap and the percentage that the flood insurance premiums could be reduced by.

James Schwarzkopf made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 4-0. The April 22, 2014, meeting of the Board of Zoning Appeals adjourned at 7:19pm.

  
\_\_\_\_\_  
Jerry Petzel, President

ATTEST:   
\_\_\_\_\_  
Michael Lautzenheiser, Jr.