

ROLL CALL

Rose Ann Barrick  
Harry Baumgartner, Jr.  
Tyson Brooks  
Jerry Petzel  
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, April 25, 2017, was called to order by President, Jerry Petzel. at 7:00 p.m. Roll call was answered by all five members.

**APPROVAL OF MINUTES:**

Rose Ann Barrick offered a motion to approve the minutes from the March 28, 2017, meeting and Jim Schwarzkopf seconded the motion, minutes were approved 5-0.

**OLD ITEMS:**

**NEW ITEM:**

**B17-04-05 ROCK CREEK TWP., SW/4 24-27N-11E Kirk Masterson request a variance to reduce the side yard setback from 20' to 9.5' for a lean-to. The property is located at 2401 N 100 W, Bluffton, IN 46714. Property is zoned A-1.**

Kirk Masterson talked to the board about wanting to build a 16' lean-to off the side of the existing barn. Tyson Brooks asked if it was a lane that went back to the other property that is next to the property in question. Mr. Masterson said that it wasn't a lane. Michael Lautzenheiser, Jr. asked if he knew where the property lines were exactly. Mr. Masterson explained that he measured after the property was surveyed. Jerry Petzel asked about the field next to the barn. Mr. Masterson explained to the board that there is a deed restriction that no home or animal building could be built in the field. He said that it can only be used for farming. Mr. Brooks verified the setback. Mr. Masterson said that the 9.5' from the property line included the overhang and gutters. Mr. Lautzenheiser, Jr. asked where the septic was located. Mr. Masterson explained that the lean-to had to go in that location due to the septic being located north of the barn and the geo-thermal on the other side of the barn. Mr. Petzel asked if there were any additional questions or comments from the public or board. There was none.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

**B17-04-06 HARRISON TWP., NE/4 16-22N-12E Ronald M & Janet L Ramseyer request a variance to reduce the side yard setback from 20' to 10' for a barn addition. The property is located at 2150 S SR 1, Bluffton, IN 46714. Property is zoned A-1.**

Ronald Ramseyer asked the board for an approval to add on to the existing barn. He said the barn isn't long enough and it needed to be added on towards the road so he can park his trailer/motorhome. Jerry Petzel verified the distance it would be going towards the road. Tyson Brooks asked about the setback. Ronald Ramseyer explained that the barn isn't going any closer to the neighbor's property line than what is already there. He said that it's closer to the 13' +/- from the property line compared to the 10' variance he is requesting. Mr. Petzel asked if there were any additional questions or comments from the public or board. There were none.

Conditions:

Motion to Approve: Rose Ann Barrick  
Second: Jim Schwarzkopf  
Vote: 5-0

**OTHER BUSINESS:**

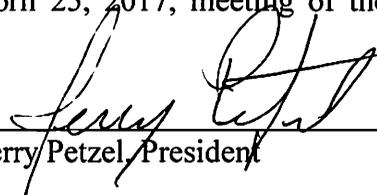
Michael Lautzenheiser, Jr. gave the Board an update on the APC May meeting coming up in regards to the proposed ordinance amendments. He talked about the overlay district for power plants. He also mentioned adding definitions and permitted uses for wineries, breweries, distilleries, all of which would have micro vs full scale sections. Mr. Lautzenheiser, Jr. talked about the added section to the permitting process requested by the Assessor's office requesting rough cost estimates. Lastly, he talked about the Subdivision Control Ordinance and the new right-of-way request at the time the sell-offs are approved and recorded.

**ADVISORY:**

**DIRECTOR COMMENTS:**

**ADJOURN:**

Jim Schwarzkopf made a motion to adjourn the meeting. Tyson Brooks seconded the motion and the motion passed with a vote of 5-0. The April 25, 2017, meeting of the Board of Zoning Appeals adjourned at 7:16 pm.

  
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Jerry Petzel, President

ATTEST:   
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Michael Lautzenheiser, Jr.