

ROLL CALL

Rose Ann Barrick
Jerry Petzel, President
Jerome Markley
James Schwarzkopf
Keith Masterson

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel, called the May 24, 2011 meeting for the Board of Zoning Appeals to order at 7:00 p.m. five members answered roll call.

Rose Ann Barrick made a motion to approve the minutes from the April meeting. James Schwarzkopf seconded the motion and the minutes were approved by a 4-0-1 vote. Keith Masterson abstained.

NEW ITEM:

B11-05-06 LIBERTY TOWNSHIP, SE/4 36-26N-11E Mary L. Smith requesting variance to reduce required road frontage for proposed Minor Subdivision from 200' ft to 165' ft at 0577 W SR 218 Poneto, IN 46781 in an A-1 zone.

Mary L Smith requesting variance to reduce required road frontage from 200' ft to 165' ft for proposed 2 acre minor subdivision for son to build a home, the home will be located close to the existing garage and will be connected to the Poneto town hook up for septic, all required setbacks will be met.

Mike stated the Smith's want to have 25' ft of road frontage to have access to farm ground.

Rose Ann Barrick asked if this Minor Subdivision is the last Sell-off. Mike replied it is the last Sell-off.

Conditions: None

Motion: Jerome Markley

Second: James Schwarzkopf

Vote: 5-0

B11-05-07 LAFAYETTE TOWNSHIP, SE/4 33-29N-11E David and Geraldine Bailey requesting a variance to reduce side yard setback for a proposed garage from 10' to 1' and to exceed the accessory building height for the proposed garage (20' to 25') at 11006 W South County Line Rd., Zanesville in a B-2 zone.

David Bailey requesting a variance to be allowed to build a garage, that will encroach 9'ft. into the 10' ft. side yard setback and exceed height by 5' ft. above maximum height (20'ft) allowed for the B-2 zoning.

David Bailey asked if he could change the length of the garage another 2' ft. none of the board members had any objections to the change.

Michael stated the reason for the height variance is due to the slope of the land and the drainage.

Conditions: None

Motion: James Schwarzkopf

Second: Jerome Markley

Vote: 5-0

B11-05-08 ROCKCREEK TOWNSHIP, SE/4 35-27N-11E David W and Kimberly A Penrod requesting a variance to reduce the 50' ft water line setback for a proposed pond and to allow fill within 20' ft of the property line at 1373 W SR 124 Bluffton, IN 46714 in a A-1 zone.

David W. Penrod requesting a variance to reduce the 50'ft to 27'ft water line setback for a proposed 0.34 acre pond, and also reduce toe of slope setback of 20'ft to 0'ft to allow dirt to be used as fill for low areas around the edge of the property and on the surrounding farm ground.

Michael stated the drainage board has approved the easement on the west side of the pond.

Conditions: None

Motion: Rose Ann Barrick

Second: James Schwarzkopf

Vote: 5-0

Discussion:

Michael informed the board members of the BZA meeting in June, and also of the CAFO petitions.

ADVISORY:

Rose Ann Barrick made a motion to adjourn the meeting. James Schwarzkopf seconded the motion and the motion passed with a vote of 5-0. The May 24, 2011, meeting of the Board of Zoning Appeals adjourned at 7:50.



Jerry Petzel, President

ATTEST: 
Michael Lautzenheiser, Jr., Secretary