

ROLL CALL

Rose Ann Barrick
Harry Baumgartner Jr.
Todd Fiechter
Jerry Petzel, President
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, May 24, 2016 was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by all members.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the April 26, 2016 meeting and Jim Schwarzkopf seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B16-05-04 LANCASTER TWP., NE/4 21-27N-12E Richard L. Falk requests a variance to reduce the rear yard setback from 20' to 10' for a Pole Barn. The property is located at 2918 E 300 N, Bluffton, IN 46714. Property is zoned A-1.

Richard Falk talked about the Utility Pole Barn he wanted to build. He mentioned the survey showing elevation being lower on the west side of the property so that is the reason for wanting it on the east side of the property. He explained his difficulties with driving at times and said that by offsetting the barn and garage he wouldn't have to make a 90 degree turn to park. Jerry Petzel suggested moving the building over 8' to the east and then he would be able to bring building up further away from property line. Michael Lautzenheiser, Jr. asked if he was sure on where the property lines were located. He also asked about the swale. Mr. Falk said that he knows where all the property markers are with the exception of one that was destroyed when they redid the swale. Todd Fiechter asked if it would be a possibility to rotate the building and make it more of a North/South direction instead of the East/West like drawn. Mr. Falk mentioned the offset that would make parking easier if the variance was granted. Rose Ann Barrick asked how far the home/garage was from the property line. Mr. Falk said that it was 25'. The board discussed how rotating the building would give Mr. Falk more room for parking and turning around. Mr. Falk said that he didn't want it to be like an alley between the buildings and that he thought it would be like that if he rotated the building. Mr. Fiechter asked where the driveway was located. Mr. Falk said that it's a temporary drive currently and that it would change with the building. Mr. Petzel asked how the drive would be when finished. Mr. Falk said that it would be a U-Shaped drive. Mr. Lautzenheiser, Jr. suggested increasing setback to 10' instead of 5' and moving the building 8' to the east. The board mentioned flipping direction of barn and Mr. Falk wasn't sure about that since it would make it further from the home. Mrs. Barrick asked about water and septic system that might be required. Mr. Lautzenheiser, Jr. said that if water was added to the barn a new system might be required thru the Health Department. The board and Mr. Falk discussed the steps that would be required if a septic system were to be required in the future.

Mrs. Barrick asked where the opening would be on the new structure. Mr. Falk said that there would be 2 - 12', 10' openings on the North side of the building.

Rose Ann Barrick said that she would like to see more that the requested 5' setback as it would be hard to build and maintain while staying on the property. Todd Fiechter asked if the 10' setback would be a good compromise. Mrs. Barrick asked if Mr. Lautzenheiser, Jr. would be ok with the 10' setback instead of 5'. Mr. Lautzenheiser, Jr. said that it would be ok.

Conditions:

Motion to approve 10' rear yard setback: Jim Schwarzkopf

Second: Todd Fiechter

Vote: 5-0

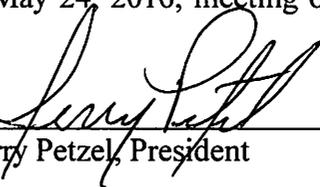
OTHER BUSINESS:

Rose Ann Barrick asked for an update on petition regarding storage container at US 224 & SR 1. Michael Lautzenheiser, Jr. said that they have moved the one as much as possible due to structure of concrete and that the one would be painted yellow after firework season.

ADVISORY:

DIRECTOR COMMENTS:

Rose Ann Barrick made a motion to adjourn the meeting. Jim Schwarzkopf seconded the motion and the motion passed with a vote of 5-0. The May 24, 2016, meeting of the Board of Zoning Appeals adjourned at 7:36 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.