

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, June 23, 2015 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 May 26, 2015 meeting and Keith Masterson seconded the motion, minutes were approved 5-0.

**OLD ITEMS:**

**NEW ITEM:**

**B15-06-12 HARRISON TWP., NE/4 4-26N-12E Barry Markin requests a variance to reduce the front yard setback from 30' to 9'8" for a shed. The property is located at 304 E. Cherry, Bluffton, IN 46714. Property is zoned R-2.**

Barry Markin explained that his shed sits 9'8" from the property line instead of the required 30'. Michael Lautzenheiser, Jr. informed the board of the high elevation of land where the shed is placed. The board discussed size and location of the shed. James Schwarzkopf asked if it was on concrete. Mr. Markin said that it was on runners. Mr. Lautzenheiser, Jr. talked about how it looks like it is more than 9' from property line. A couple of the board members agreed that it looked further away. Rose Ann Barrick asked if there were any complaints from neighbors. No comment from the public.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

**B15-06-13 LANCASTER TWP., NW/4 27-27N-12E Hiday Motors, Inc. requests a variance to reduce the front yard setback from 30' to 5', increase height from 20' to 36', and increase sign size from 100 sq. ft. to 126 sq. ft. for a new sign. The property is located at 1791 N. Main St., Bluffton, IN 46714. Property is zoned B-3.**

Greg Hiday, Hiday Motors, explained to the board his petition for a larger sign to be located where the new building is being built. Rose Ann Barrick asked about similar variances in the past. She mentioned possibly 5' instead of the 2' requested. Michael Lautzenheiser, Jr. said that there has been 5' variances granted in the past. He also talked about past approvals with 2 signs on the property and the need to have a commitment to not allow temporary signs on that property. Keith Masterson asked if that would be like a portable sign. Mr. Hiday said that they have future plans of adding a Digital Sign for advertisement purposes. Mr. Masterson and Mrs. Barrick asked if the digital sign would be added to one of the pole

signs on the property. Mr. Hiday said that it wouldn't be able to be placed on one of the pole signs as those are leases to Hiday Motor's thru the corporate offices of the manufacturers. Mr. Lautzenheiser, Jr. said that things could always be revisited to be adjusted. Mrs. Barrick said that she liked the idea of 5' instead of 2'. Mr. Hiday said that he is just trying to keep signs uniform. No Comment from the public.

Conditions:

Motion to Approve 5' setback: Rose Ann Barrick

Second: Harry Baumgartner, Jr.

Vote: 5-0

**B15-06-14 HARRISON TWP., SW/4 4-26N-12E Dan Kistler requests a variance to reduce the front yard setback from 30' to 24' for a deck. The property is located at 1008 S. Morgan, Bluffton, IN 46714. Property is zoned R-2.**

Dan Kistler asked the board to reduce the front yard setback from 30' to 24' for a front deck. He explained the reason for wanting the deck on the front of the home was that in the future he wants to connect the home to the garage. Michael Lautzenheiser, Jr. informed the board that there were many homes closer to the road that what Mr. Kistler is petitioning. No comment from the public.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

Vote: 5-0

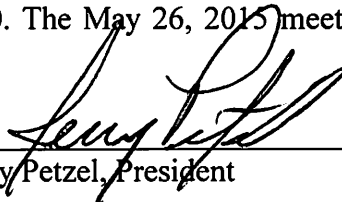
**OTHER BUSINESS:**

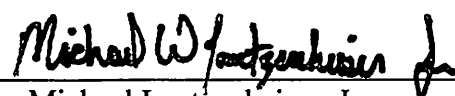
Michael Lautzenheiser, Jr. updated the board on the recent flooding events and damage.

**ADVISORY:**

**DIRECTOR COMMENTS:**

James Schwarzkopf made a motion to adjourn the meeting. Keith Masterson seconded the motion and the motion passed with a vote of 5-0. The May 26, 2015 meeting of the Board of Zoning Appeals adjourned at 7:32 pm.

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

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