

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, July 28, 2015 was called to order by Board 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 June 23, 2015 meeting and James Schwarzkopf seconded the motion, minutes were approved 5-0.

**OLD ITEMS:**

**NEW ITEM:**

**B15-07-15 LANCASTER TWP., SW/4 33-27N-12E Robert Wedding & Lynn Gehring request a variance to reduce the rear yard setback from 20' to 12' for a new garage. The property is located at 409 W. Lancaster, Bluffton, IN 46714. Property is zoned R-2.**

Lynn Gehring stated that they have wanted a garage for 21 years. They were recently able to purchase some property off of their neighbor to allow them to build a garage and meet side yard setbacks. Jerry Petzel asked if it was an alley that ran along the back of the property. Michael Lautzenheiser, Jr. said that it is platted as an alley but it has a larger right-of-way than normal since it is a one lane alley. Keith Masterson mentioned that there were similar garages along the alley and some that were even closer than the one proposed. Mr. Gehring said that the neighbor to the west has a garage that is a foot closer than what they want to put up. Mr. Lautzenheiser, Jr. explained that they technically have the 20' required to the alley when you add their property and the right-of-way land leading up to the alley. Mr. Petzel asked about other setbacks and the other build on the drawing. Mr. Lautzenheiser, Jr. said that the other setbacks have been met. Mr. Gehring explained that the second building is a garden shed. Rose Ann Barrick asked if the office received any calls from neighbors with concerns. Mr. Lautzenheiser, Jr. said that there haven't been any calls. Mr. Gehring stated that he had signatures from all his neighbors showing their approval.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Keith Masterson

Vote: 5-0

**B15-07-16 LANCASTER TWP., NE/4 28-27N-12E MMI of Bluffton, LLC. requests a variance to reduce the front yard setback from 30' to 5' and increase height variance from 20' to 25' for addition to the existing sign. The property is located at 1980 N. Main St., Bluffton, IN 46714. Property is zoned B-3.**

Mike Dawn, Indiana Sign Works, explained the reason for needing the sign variance. He said that having a RediMed would be a good thing for the community. Mr. Dawn talked about how there was previously a Blockbuster sign where the RediMed sign would be located and how the new sign is smaller than the previous one. Michael Lautzenheiser, Jr. explained to the board that he check to make sure that it didn't interfere with the trail that is scheduled for the future. Rose Ann Barrick asked how it was going to be lit. Mr. Dawn said that it would be lit from the inside and it wouldn't be a digital sign. Mrs. Barrick asked about the other signs below and if they would still be available for other businesses. Mr. Lautzenheiser, Jr. explained that the signs are interchangeable and that the petition is for the anchor store sign to be placed again.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Rose Ann Barrick

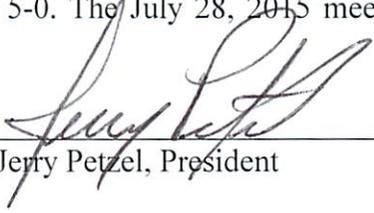
Vote: 5-0

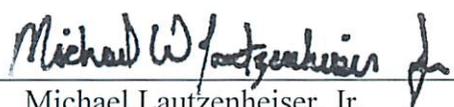
**OTHER BUSINESS:**

**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 July 28, 2015 meeting of the Board of Zoning Appeals adjourned at 7:12 pm.

  
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Jerry Petzel, President

ATTEST:   
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Michael Lautzenheiser, Jr.