

WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



August 17, 2010
WELLS COUNTY BOARD OF
ZONING APPEALS MEETING

TUESDAY AUGUST 24, 2010, AT 7:00 P.M.
ROOM 214 (CONFERENCE ROOM) AREA PLAN OFFICE
GOVERNMENT ANNEX BUILDING 223 W. WASHINGTON ST., BLUFFTON, IN

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEM:

B10-08-07 CHESTER TWP., NE/4 31-25N-11E Friends of Five Points School, Inc. requests reduction of side yard setback from 20' ft. 10' ft. for an accessory structure. Property is located at 5250 W 1100 South and zoned A-1.

OLD BUSINESS:

B10-07-05 LANCASTER TWP., SE/4 31-27N-12E Steve and Joyce Fischer property by Ryan Crismore for KOA campground sign placement. Requesting to reduce front yard setback from 40' ft. to 20' ft. from right-of-way and side yard setback from 20' ft. to 5' ft. for a sign. Property is located at 0957 E SR 124 and zoned A-1.

OTHER BUSINESS:

ADVISORY:

DIRECTOR COMMENTS:

ROLL CALL

Rose Ann Barrick
Jerome Markley
Jerry Petzel
James Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel, called the Board of Zoning Appeals meeting, August 24, 2010, to order at 7:00 p.m. Four members answered roll call, Mark Shaffer was absent.

Rose Ann Barrick made a motion to approve the July meeting minutes, Jerome Markley seconded the motion, and the minutes were approved by a vote of 4-0.

NEW ITEM:

B10-08-07 CHESTER TWP., NE/4 31-25N-11E Friends of Five Points School, Inc. requests reduction of side yard setback from 20' ft. 10' ft. for an accessory structure. Property is located at 5250 W 1100 South and zoned A-1.

Jack Pace represented the organization stating that they wish to build a pavilion and preserve the visual integrity of the property. To meet the required setback it would block the view of the school and the members and committee all were in agreement to avoid that and request a variance.

Ryan Carroll who owns the neighboring property also was present at the meeting and does not have any objections to the reduced setback.

Conditions: None

Motion to approve: Jim Schwarzkopf

Second: Rose Ann Barrick

Vote: 4-0

OLD BUSINESS:

B10-07-05 LANCASTER TWP., SE/4 31-27N-12E Steve and Joyce Fischer property represented by Ryan Crismore for a KOA campground sign placement. Revised petition to reduce front yard setback from 40' ft. to 20' ft. from right-of-way and side yard setback from 20' ft. to 5' ft. for a sign. Property is located at 0957 E SR 124 and zoned A-1.

Ryan Crismore returned for the petition heard at the July meeting to request in addition to the reduced front setback from the right-of-way a reduction in side yard setback.

Determined at the last meeting was that a property line between the Fischer and Reiff property would need to be verified before a permit could be obtained.

All parties involved have met and have reached an agreement on where the legal property line is and the proposed location of the sign. Paul Reiff submitted in writing he had no objections to the sign being placed with a reduced side yard setback.

Conditions: None

Motion to approve: Rose Ann Barrick

Second: Jim Schwarzkopf

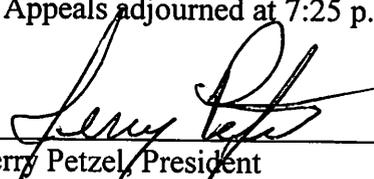
Vote: 4-0

ADVISORY:

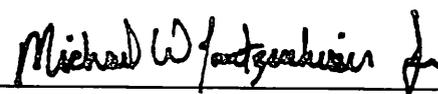
Michael informed the board members Rod Renkenberger from the Maumee River Basin Commission would be at the APC meeting on Sept. 2 to discuss floodplain issues and how they impact the county participating in the Federal Insurance Program.

DISCUSSION:

The August 24, 2010, meeting of the Board of Zoning Appeals adjourned at 7:25 p.m.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary