

ROLL CALL

Rose Ann Barrick  
Harry Baumgartner, Jr.

Jerry Petzel  
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, October 24, 2017, was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was by four members. Tyson Brooks was absent.

**APPROVAL OF MINUTES:**

Rose Ann Barrick offered a motion to approve the minutes from the September 26, 2017 and October 3, 2017 meetings and Harry Baumgartner, Jr. seconded the motion. The both sets of minutes were approved 4-0.

**OLD ITEMS:**

**NEW ITEM:**

**B17-10-22 LANCASTER TWP., SE/4 32-27N-12E Steven & Deidre Licht request a variance to reduce the side yard setback from 10' to 4' and reduce the front yard setback from 25' to 20' for a garage. The property is located at 406 Meadow Ln., Bluffton, IN 46714. Property is zoned R-1.**

Steven & Deidre Licht explained the petition request to the board. They mentioned living there for 16 to 17 years without a garage and would like to have one now. Jerry Petzel confirmed the size of the garage and asked if the neighbors were ok with the petition. Mrs. Deidre said that all the neighbors were fine with the request. Rose Ann Barrick asked if the fence was theirs or the neighbors. Mrs. Deidre said that it was the neighbor's fence however; they paint the side that faces their home. Michael Lautzenheiser, Jr. said that this is the only home around that area without a garage. Mr. Deidre said that he felt like their home may have been the model home for addition and that is why there wasn't a garage. Mr. Petzel asked about the covered front porch. Mrs. Deidre explained what was to be covered. Mr. Petzel asked if the board had any further questions or comments. There were none. Mr. Petzel asked if there was anyone from the public who had questions or concerns regarding this petition. There were none.

Michael Lautzenheiser, Jr. explained the 30 day appeal process.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Rose Ann Barrick

Vote: 4-0

**B17-10-23 LANCASTER TWP., SW/4 22-27N-12E S & G Rentals LLC (Outdoor Concepts) request a variance to increase the sign size from 30 sq ft to 63 sq ft. The property is located at 2275 N Main St., Bluffton, IN 46714. Property is zoned B-3.**

Steve Gerber talked about the need for the petition to increase the sign size on the property. Michael Lautzenheiser, Jr. said that it's slightly larger than what was existing prior. Mr. Gerber described the sign and how the increased size helped with visibility. Mr. Lautzenheiser, Jr. explained that in the past signs were approved differently than current process. Mr. Gerber talked about the growth of the

company. Jerry Petzel asked about the look of the sign and asked if any of the board members had any questions or comments regarding the petition. Rose Ann Barrick asked if they had heard or if the office had heard from any of the neighbors. There was none. Mr. Lautzenheiser, Jr. explained that this would be the more preferred route for the signs on the property. Mr. Gerber explained how it would look cleaner than previous sign(s).

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Jim Schwarzkopf

Vote: 4-0

**OTHER BUSINESS:**

Rose Ann Barrick asked about the Meyer property on SR 1. Michael Lautzenheiser, Jr. explained the possibly rezone petition in the future. Mrs. Barrick talked about how the creek had been moved in the past and how he is parking dump trucks there currently. She said that she referred people to our office who had questions regarding the sewer line possibility. Mr. Lautzenheiser, Jr. explained the 300' rule and how it was a county regulation not state.

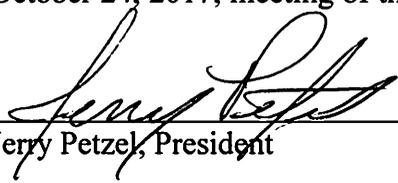
**ADVISORY:**

**DIRECTOR COMMENTS:**

Michael Lautzenheiser talked to the board about how the office has been extremely busy lately.

**ADJOURN:**

Jim Schwarzkopf made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 4-0. The October 24, 2017, meeting of the Board of Zoning Appeals adjourned at 7:25 pm.

  
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Jerry Petzel, President

ATTEST:   
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Michael Lautzenheiser, Jr.