

ROLL CALL

Rose Ann Barrick
Harry Baumgartner, Jr.
Tyson Brooks
Jerry Petzel
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, January 23, 2018, was called to order by Secretary, Michael Lautzenheiser, Jr. at 7:00 p.m. Roll call was answered by all five members.

ELECTION OF OFFICERS FOR 2017:

Jim Schwarzkopf offered a motion to nominate Jerry Petzel as president, Rose Ann Barrick as vice president, and Michael Lautzenheiser, Jr. as Secretary and Tyson Brooks seconded the motion. The vote was 5-0.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the December 19, 2017, meeting and Harry Baumgartner, Jr. seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B18-01-01 LANCASTER TWP., SE/4 33-27N-12E Forgotten Children Worldwide, Inc. requests a special exception to allow a storage container to be used as an accessory structure. The property is located at 650 N Main St., Bluffton, IN 46714. Property is zoned B-3.

Michael Lautzenheiser asked that the board continue this petition due to the fact there wasn't anyone present to represent the petition.

Motion to continue to February 27, 2018 meeting: Rose Ann Barrick

Second: Tyson Brooks

Vote: 5-0

B18-01-02 JACKSON TWP., SE/4 19-25N-10E Kevin McCammon requests a variance to reduce the side yard setback from 20' to 15' for an attached garage. The property is located at 9502 S 1100 W - 90, Marion, IN 46952. Property is zoned A-1.

Kevin McCammon explained the request for this petition to the board. He said that he has a letter from the neighbor and how he is ok with the project. Rose Ann Barrick asked if there were any calls from other neighbors. Michael Lautzenheiser said that there were none. He also said that he felt that the variance was needed with where other items are on the property.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Harry Baumgartner, Jr.

Vote: 5-0

OTHER BUSINESS:

2017 End of Year Report

Michael Lautzenheiser gave a recap of the 2017 year. He said that it was a year for growth. He talked about the increase in permits along with homes. He explained how the ordinance seems to be working in regards to staff petitions for the Area Plan Commission. Mr. Lautzenheiser said that the BZA is active but not at the highest it's been thru history. He talked about the fees collected being higher than the previous year even though the percentage was down due to high GIS Budget for the year. He also talked about Bluffton NOW! and the downtown revitalization along with Ossian's progress. He went over the uses for the drone over the year and how it was helpful. Mr. Lautzenheiser talked about the GIS side of the office and the new layers he is working on creating for the online Beacon site. He also talked about the updating being done to a number of layers to make them more accurate. To end the recap he said that it was a busy year but he's looking forward to an even busier upcoming year.

2018 Plan of Operations

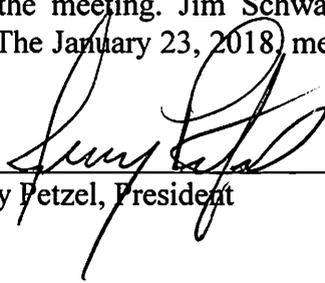
Michael Lautzenheiser informed the board of the plans for the upcoming year. He gave a recap of the budget including the 2% increase for salaries. He also talked about continuing his education along with upcoming projects for the year. He told the board that the office is now able to accept payments for all petitions online thru the credit card service provided. Mr. Lautzenheiser said that he would continue to do the director opinions like past years. He mentioned the possibility of bulk legal ads which could possibly save petitioners money in the future. He finished up with a review of GIS items as well and that he was hoping to start posting how-to videos regarding the Beacon website layers.

ADVISORY:

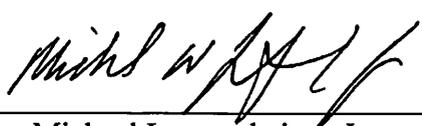
DIRECTOR COMMENTS:

Michael Lautzenheiser, Jr. confirmed the February meeting on February 27, 2018.

Rose Anne Barrick made a motion to adjourn the meeting. Jim Schwarzkopf seconded the motion and the motion passed with a vote of 5-0. The January 23, 2018, meeting of the Board of Zoning Appeals adjourned at 7:23 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.