

ROLL CALL

Rose Ann Barrick
Harry Baumgartner, Jr.
Tyson Brooks
Ryan Crismore
Jerry Petzel

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, September 25, 2018, 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 with changes from the August 28, 2018, meeting and Harry Baumgartner, Jr. seconded the motion; minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B18-09-17 LANCASTER TWP., SW/4 9-27N-12E Rodney Burton & Judith Newland request a variance to reduce the side yard setback from 20' to 10' for an accessory structure. The property is located at 2359 E 400 N, Ossian, IN 46777. Property is zoned A-1.

Rodney Burton represented the petition. He explained that he wanted to build a pole barn on the property. Jerry Petzel and Tyson Brooks asked about location on the property. Mr. Burton showed the location on the map instead of the drawing provided. Mr. Petzel asked the reason for that location. Mr. Burton explained that he was trying to maintain the existing gravel drive and get as much use of the property as possible. Mr. Brooks asked if there were any concerns from the neighbor. There were none according to Mr. Burton. Mr. Petzel asked if there were any additional questions or comments from the board or anyone at the meeting. Rose Ann Barrick asked if the office received any calls. The office hadn't received any calls and there were no comments or questions from the public.

Condition:

Motion to Approve: Harry Baumgartner, Jr.

Second: Ryan Crismore

Vote: 5-0

B18-09-18 LIBERTY TWP., SE/4 16-26N-11E Rochelle Hicks request a variance to reduce the front yard setback from 23' to 0' for an attached garage. The property is located at 2976 South West Street, Liberty Center, IN 46766. Property is zoned R-2.

Rochelle Hicks Shultz represented the petition. She explained wanting to add on to the home so that there could be an attached garage. The board discussed the location and layout of the addition on the property. Rose Ann Barrick asked about the sidewalk and access to garage. Michael Lautzenheiser, Jr. explained how it would work and that there wasn't an encroachment. Mrs. Barrick asked if the street was busy. The board was informed that there are only 4 homes on the street and one of those is vacant. Mrs. Barrick asked about any neighbors having problems with the proposed project. It was said that Ms. Shultz's daughter was one of the neighbors. Jerry Petzel asked if just a single car garage and direction overhead door would be

facing. Mr. Lautzenheiser, Jr. described layout of garage addition to the board. Mr. Petzel asked if there was anyone from the public with comments or questions. There were none.

Condition:

Motion to Approve: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 5-0

B18-09-19 CHESTER TWP., SE/4 14-25N-11E Barbara Heath Coons requests a variance to reduce the side yard setback from 20' to 4' for a barn. The property is located at 8568 S 100 W, Poneto, IN 46781. Property is zoned A-1.

Barbara Coons represented the petition. She explained that they want to build a pole barn closer to the North property line to allow easier access for combines and semis on the property. She mentioned her father owning the property to the North, and possible future plans for expanding. Jerry Petzel asked if there were any questions from the board. Tyson Brooks asked about moving it further from the property line. Mrs. Coons explained that there were trees that would need to be taken down. Rose Ann Barrick asked if the septic caused any issues with the building. Mrs. Coons said that it was far enough away to not be an issue. The board discussed the property layout and setbacks. Mr. Brooks asked if the board had approved any similar in the past. The board talked about previous examples and talked about future of property to the North. Mr. Petzel asked if there were any comment or questions from the public. There were none.

Condition:

Motion to Approve: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 5-0

OTHER BUSINESS:

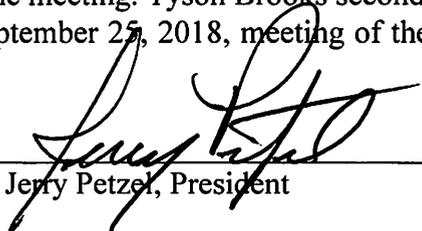
Michael Lautzenheiser talked about upcoming ordinance changes that are to be presented.

ADVISORY:

The board was informed that no petitions had been turned in currently for the October 23, 2018, meeting.

DIRECTOR COMMENTS:

Rose Ann Barrick made a motion to adjourn the meeting. Tyson Brooks seconded the motion and the motion passed with a vote of 5-0. The September 25, 2018, meeting of the Board of Zoning Appeals adjourned at 7:35 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.