

ROLL CALL

Rose Ann Barrick
Harry Baumgartner, Jr.
Keith Masterson
Jerry Petzel, President
James Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel called the January 22, 2013 meeting for the Board of Zoning Appeals to order at 7:00 p.m. five members answered roll call.

James Schwarzkopf made a motion to approve the minutes from the December 18, 2012 meeting. Rose Ann Barrick seconded the motion and the minutes were approved by a 5-0 vote.

NEW ITEMS:

B13-01-01 LANCASTER TWP., SE/4 33-27N-12E Almco Steel Products, Inc requests a variance to reduce the front yard setback from 40ft to 20ft. The property is located at 173 N. Oak St, Bluffton, IN 46714. Property is zoned I-2.

Phillip Knickrehm, with Grand Industrial, explained what they are planning to do with the project and that they want to reduce the 40ft front yard setback to 20ft along North Oak Street. He stated that the portion of the site is vacant, however the house that is on the lot will remain. He clarified that the house north of the proposed structure is owned by Almco Steel. Mr. Knickrehm stated that the proposed structure is strictly a storage building. He described the building stating that it would be 35ft tall and that it would be at grade with Oak Street; therefore dirt will have to be removed. He advised that it will be placed on Almco's property to the west of the site.

Michael Lautzenheiser, Jr. provided the board members with an aerial of where the building would be on the proposed site. He explained that at the reduced setback the structure would line up with the residences to the north of the site on Oak Street. He addressed the noise concerns that were brought up at the APC meeting.

Tim Weist, Almco Steel's plant engineer, clarified that the presses that are in the parking lot to the west of the proposed site will stay there. The proposed structure will be used for dye storage.

Conditions:
Motion to Approve: James Schwarzkopf
Second: Harry Baumgartner, Jr.
Vote: 5-0

B13-01-02 HARRISON TWP., NE/4 08-26N-12E Bluffton Church of the Nazarene requests a variance to increase the sign face from 16sqft. to 168sqft per face. The property is located at 1515 Clark Ave., Bluffton, IN 46714. Property is zoned R-1.

Tim Miller, pastor of the church, stated that due to the R-1 zoning, the property would be limited to only a 4ft X 4ft sign. They are requesting the sign size increase for an LED sign with the church's name on top of it. This new sign would better advertise the church at night and be visible from both Hoosier Highway and Ellingham Pike.

He explained that there are two other signs on the property and where they are located. He then advised that they were not planning on removing the other signs.

Jerry Petzel stated that he spoke with Jarrod Hahn, county surveyor, and got clarification from him on the ditch and county drain that runs across the property. He then explained that one of the existing signs is wooden and could possibly be removed. He went on to restate where the two existing signs are on the property.

Conditions: Remove the wooden sign from the property.
Motion to Approve: Keith Masterson
Second: Rose Ann Barrick
Vote: 5-0

ELECTION OF OFFICERS FOR 2013:

The meeting was turned over to Michael Lautzenheiser, Jr. for the election of officers. The nominations were opened for president.

Motion to keep the officers the same: James Schwarzkopf:
Second: Rose Ann Barrick
Vote: 5-0
Jerry Petzel will remain President. Rose Ann Barrick will remain Vice-President, and Michael Lautzenheiser, Jr. will remain Secretary.

B13-01-03 CHESTER TWP., NW/4 31-25N-11E Ronald Mang and Bruce Leas appeal of violation V2012-019 in regards to a satellite manure lagoon.

Michael Lautzenheiser, Jr. advised the board that the APC office received a letter from the Leas' attorney, which asked for a continuance. They requested this to give the Leas time to clear up some issues that they are having with IDEM. The request was for the board to set a new appeal date for some time in March. He explained that the petitioner is allowed to ask for a continuance twice and then it must be heard. Mr. Lautzenheiser stated that after a discussion with Andy Antrim, the board's attorney, it was determined that Mr. Antrim would not be available for the regular March BZA meeting date. Mr. Antrim requested that a special meeting date be looked at for March. The 19th seemed to work for everyone, both their attorney and the board's attorney. It would make the meeting the third Tuesday instead of the forth.

Conditions: Continue to March 19, 2013
Motion to Continue: Keith Masterson
Second: Rose Ann Barrick
Vote: 5-0

ADVISORY:

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 January 22, 2013, meeting of the Board of Zoning Appeals adjourned at 7:24pm.

ATTEST: Michael W. Lautzenheiser Jr.
Michael Lautzenheiser, Jr., Secretary

Jerry Petzel
Jerry Petzel, President