

ROLL CALL

Rose Ann Barrick  
Harry Baumgartner Jr.  
Todd Fiechter  
Jerry Petzel, President  
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, February 23, 2016 was called to order by Michael Lautzenheiser, Jr. at 7:00 p.m. Roll call was answered by all five members.

**ELECTION OF OFFICERS:**

Jim Schwarzkopf said he moves to retain the same slate for this year.

Harry Baumgartner, Jr. said he would second that motion.

Vote: 5-0

The officers are as follows:

**President:** Jerry Petzel

**Vice-President:** Rose Ann Barrick

**Secretary:** Michael Lautzenheiser Jr.

**APPROVAL OF MINUTES:**

Rose Ann Barrick offered a motion to approve the minutes from the December 22, 2015 meeting and Jim Schwarzkopf seconded the motion, minutes were approved 5-0.

**OLD ITEMS:**

**NEW ITEM:**

**B16-02-01 JEFFERSON TWP., SE/4 16-28N-12E ZDC LLC (Colliers) requests a variance to increase the sign allowance from 1 to 2 signs for a pre-existing sign. The property is located at 702 S Jefferson, Ossian, IN 46777. Property is zoned B-1.**

Larry Heckber represented the petition on behalf of the petitioner. He said that the 2<sup>nd</sup> sign on the property was put up 2 years ago to advertise The Bridges Subdivision. Jerry Petzel asked where the sign was located. Mr. Heckber said that it was located on Colliers property next to the car dealership. Rose Ann Barrick asked if this was a temporary sign. Michael Lautzenheiser, Jr. said that the sign started out as a temporary sign however it has become a permanent sign. He explained that the current zoning ordinance states 1 sign but they are asking for a 2<sup>nd</sup> sign on the property. Mr. Lautzenheiser, Jr. asked about the setback of the sign. Mr. Heckber stated that it was a B-1 zoned property so there are no setbacks. Mr. Lautzenheiser, Jr. confirmed that was correct and asked if he was aware of where the property lines were located. Mr. Heckber said he only knows what Colliers told him. Todd Fiechter asked how there wasn't a setback. Mr.

Lautzenheiser, Jr. explained that a B-1 zoned property's setback is just out of the right-of-way. Mrs. Barrick asked is a permit would be needed and asked if moving the sign south would be an option. She asked if this was for future signs as well or just this sign in question. Mr. Lautzenheiser, Jr. said that it would be only for this sign. He explained that any future sign would require BZA action. Mr. Petzel asked about the size of the sign. Mr. Heckber said that it was a 4' x 8' sign and approx. 6' tall. Mrs. Barrick asked if there were any calls to the office from the public. Mr. Lautzenheiser, Jr. said that there were none.

Conditions:

Motion to approve: Rose Ann Barrick

Second: Todd Fiechter

Vote: 5-0

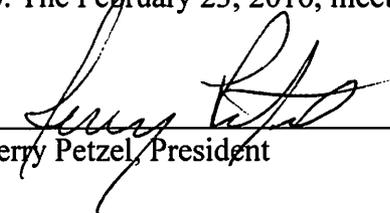
**OTHER BUSINESS:**

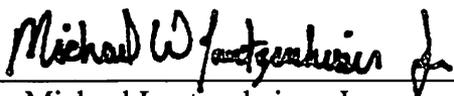
The board reviewed the member sheet and verified all was correct. Michael Lautzenheiser, Jr. explained BZA protocol and that a member shouldn't be contacted prior to the meeting.

**ADVISORY:**

**DIRECTOR COMMENTS:**

James Schwarzkopf made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 5-0. The February 23, 2016, meeting of the Board of Zoning Appeals adjourned at 7:18 pm.

  
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Jerry Petzel, President

ATTEST:   
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Michael Lautzenheiser, Jr.