

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, March 28, 2017, 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 from the January 24, 2017, meeting and Jim Schwarzkopf seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B17-03-02 HARRISON TWP., NW/4 4-26N-12E AgBest, LLC requests a variance to increase the height allowance from 20' to 25' for a building. The property is located at 705 W Market St., Bluffton, IN 46714. Property is zoned I-1.

Steve Prible, AgBest LLC, explained the need for the new building to be over the allowed 20'. He said that they asked for 25' for height allowance when the plans are for just over 22' to be on the safe side. Jerry Petzel asked if everyone knew where this location was. The board members all agreed that they knew the location. Michael Lautzenheiser, Jr. talked about the zoning of the property and how there were other building in the surrounding area and that the proposed building would fit in. Tyson Brooks asked where exactly the building would be located on the property. Mr. Lautzenheiser, Jr. explained the location of the building. Rose Ann Barrick asked if the office had received any calls regarding the petition. There haven't been any calls to the office. Mr. Petzel asked if the board or public had any questions or comments. There were none.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Jim Schwarzkopf

Vote: 5-0

B17-03-03 LANCASTER TWP., SW/4 22-27N-12E Tim Bryant (Bluffton Gun & Pawn) requests a variance to encroach 26" into AEP right-of-way for a sign. The property is located at 2357 N Main St., Bluffton, IN 46714. Property is zoned B-2.

Luke Fiechter, Bluffton Gun & Pawn, explained the new sign they want to put up in place of the existing one. He talked about how it would go into the AEP right-of-way 26" and that there was a letter from AEP saying that they were ok with sign. Rose Ann Barrick asked if they were going to use the existing post. Mr. Fiechter said that they were going to fix the existing post and secure it better before placing new sign on post. Rose Ann Barrick mentioned letter from AEP. Tyson Brooks said that the letter didn't sound too encouraging. Michael Lautzenheiser, Jr. explained that it wasn't uncommon language to use for these requests. Mr. Brooks asked which part of the sign was going to be in the right-of-way. Mr. Fiechter explained that it was the bottom portion of the sign that would be encroaching. Jerry Petzel asked if there were any additional questions or comments from the board or public. There were none.

Conditions:

Motion to Approve: Tyson Brooks
Second: Rose Ann Barrick
Vote: 5-0

B17-03-04 LANCASTER TWP., NE/4 33-27N-12E Timothy & Jami Prough request a variance to increase the height allowance from 20' to 26.84' for an accessory structure. The property is located at 742 N Main St., Bluffton, IN 46714. Property is zoned B-3.

Joel Hoehn, Stody Associates, talked about the proposed carriage house to be placed on the property. Michael Lautzenheiser, Jr. asked about the use of the building. Mr. Hoehn said that it appeared to be a garage with a small apartment upstairs. Rose Ann Barrick asked if the board was just to look at the height variance. Mr. Hoehn said that it was for just the height allowance to be increased. Mrs. Barrick mentioned the B-3 zoning classification for the property. Mr. Lautzenheiser, Jr. said that he would have more questions if it is determined to be an apartment. Mrs. Barrick said that she didn't have any concern in regards to the height just the use, however, that wasn't in question tonight. Mr. Hoehn said he was unsure of their plans on the upstairs portion of the carriage house. Mrs. Barrick asked if they had any children that might move in there. Mr. Hoehn said he was unsure. Mrs. Barrick asked if there were any calls to the office. There were none. Mr. Hoehn said that it would be replacing the existing detached garage and how the new proposed would line up. Jerry Petzel asked if there were any additional questions or comments from the board or public. There were none.

Conditions:

Motion to Approve: Rose Ann Barrick
Second: Jim Schwarzkopf
Vote: 5-0

OTHER BUSINESS:

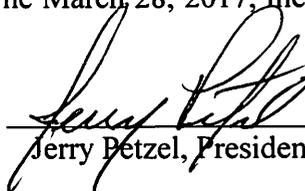
Michael Lautzenheiser, Jr. informed the board that the number of homes is increasing fast for the year already. He said that the office is starting to get busy with other permits as well. Mr. Lautzenheiser, Jr. confirmed that there would be a meeting next month with one petition as on this evening. Jerry Petzel talked about the traffic and if there was anything to be done in regards to helping the situation.

ADVISORY:

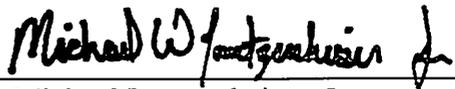
DIRECTOR COMMENTS:

ADJOURN:

Jim 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 March 28, 2017, meeting of the Board of Zoning Appeals adjourned at 7:18 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.