

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel called the April 24, 2012 meeting for the Board of Zoning Appeals to order at 6:50 p.m. Five members answered roll call.

James Schwarzkopf made a motion to approve the minutes from the March meeting. Rose Ann Barrick seconded the motion and the minutes were approved by a 4-0-1 vote with Jerry Petzel abstaining.

**NEW ITEMS:**

**B12-04-12 JEFFERSON TWP., SE/4 16-28N-12E Ossian United Methodist Church requesting a variance to reduce the front yard setback from 30'ft to 10'ft and increase the sign size from 16 square feet to 32 square feet for the installation of a new 4'x8' sign. The property is located at 201 W. Mill St., Ossian, IN 46777. Property is zoned R-2.**

Kent Gilbert, chair of the trustees of the church, represented the petition. He advised that the old sign for the church was vandalized and they want to put a new one up. The new sign will be slightly to the west of where the previous sign was located and strait rather than at an angle. The previous sign was 5 ½'ft to the top and the proposed sign would be 8'ft. Part of the sign will be in the grass section of the property. It will stop about 4 ½'ft from the building.

Michael Lautzenheiser, Jr. stated that the sign may not actually be 10'ft from the property line, but more like 6'-7'ft. 10'ft from the property line would place the sign in the land scape of the building.

Mr. Gilbert said that the pedestal, that the sign is on, will be in the grass and part of the sign will stick out over the landscape. He advised that the proposed sign will be close to the same location and distance from the road as the old sign. He stated that the answer for question 4, why the sign could not meet the full setback, was due to the fact that the church building itself is only 27'ft from the property line. Mr. Gilbert advised that the answer to the question of having a smaller sign to comply with the R-2 zoning is that a 16 square foot sign is worthless, as far as trying to put any information on it.

Mr. Lautzenheiser, Jr. advised that the proposed sign is similar in size and characteristic as the previous sign that the church had. He stated that pulling the sign away from the corner could help with sight angles.

Mr. Gilbert stated that the proposed sign would be internally lit and there would not be any large flood lights put on it. It will not be an electronic sign. It will be one that you change the letters on. He also advised that with the sign being up 3 1/2' ft from the ground, cars would be able to see underneath it as they come up to the intersection.

Conditions: The findings of facts need to be updated to reflect the revisions that were discussed.  
Motion to Approve: Rose Ann Barrick  
Second: James Schwarzkopf  
Vote: 5-0

**Discussion:**

Michael Lautzenheiser, Jr. advised the board on the new flood plain maps, stating that the public open house meeting is on May 1, 2012 from 4 to 7 p.m. There is also a meeting that same day for public officials at 1:30 p.m. He also commented on the petition that was filled for next month's meeting.

The board discussed the tree clearing project from the pipeline easement. They commented on the reason the trees need to be cleared and where the right of way to the easement is located.

**ADVISORY:**

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 April 24, 2012, meeting of the Board of Zoning Appeals adjourned at 7:11pm.

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

Jerry Petzel  
Jerry Petzel, President