

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, May 23, 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 April 25, 2017, meeting and Tyson Brooks seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B17-05-09 JEFFERSON TWP., SW/4 24-28N-12E Ronda Terry request a variance to reduce the side yard setback from 20' to 5' for a lean-to. The property is located at 5305 E 800 N, Ossian, IN 46777. Property is zoned A-1.

Ronda Terry asked for a variance to allow a lean-to to be added to the storage building on the property. Michael Lautzenheiser asked the reason why the lean-to needed to go on that side. Mr. Terry explained that there was already a slab there. Tyson Brooks asked about the location on the property. Mr. Lautzenheiser confirmed the location and that the existing shed is 23' from the property line. Rose Ann Barrick asked if the 5' is from the foundation or overhang. Mr. Terry said that it would be from the overhand. Jerry Petzel asked the board and public if there were any additional questions or concerns. Mr. Lautzenheiser asked about the height of the roof. Mr. Terry said that it would be 13' at the tallest point. Mr. Lautzenheiser asked if the ground sloped down on the other side of the shed. Mr. Terry said that it slopes down 2' and there would need to be a lot of ground work done to make the other side work. Mr. Lautzenheiser wanted to make sure that the petitioner was aware of farm machinery kicking items up from time to time. Mr. Terry said that he was aware as he has lived on the property for 17 years.

Conditions:

Motion to Approve: Tyson Brooks

Second: Rose Ann Barrick

Vote: 5-0

B17-05-07 HARRISON TWP., NW/4 4-26N-12E Lisa Mahon request a variance to reduce the side yard setback from 8' to 4.5' for a garage addition. The property is located at 418 W Miller St., Bluffton, IN 46714. Property is zoned R-2.

Lisa Mahon explained to the board that need for a garage addition for her truck. Tyson Brooks asked if it would be enclosed. Ms. Mahon talked about the damage done to her vehicles and said that it would be enclosed. Jerry Petzel mentioned enclosed would help with the weather too. Ms. Mahon talked about the issues she's been having. Michael Lautzenheiser talked about how many of the surrounding building have the same or lesser setback than what is being requested. Mr. Brooks verified the location on the

map. Ms. Mahon showed the board where the addition would be located. Mr. Petzel asked if there was anyone from the public that had questions or concerns. There were none.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Harry Baumgartner, Jr.

Vote: 5-0

B17-05-08 JEFFERSON TWP., NW/4 22-28N-12E Jon Wren request a variance to reduce the side yard setback from 8' to 5.5' for a home addition. The property is located at 1501 Brook Ct., Ossian, IN 46777. Property is zoned R-2.

Jon Wren described the 3rd bay garage addition he would like to have on his property. Tyson Brooks asked if it would open to the back yard as well. Ken with KL Remodeling explained the design of the addition. Rose Ann Barrick asked if there had been any calls to the office. Michael Lautzenheiser said there hadn't been any. He talked about the proposed setbacks that are currently being looked at in the ordinance amendments. The contractor said that he was told the measurement needed to be from the overhang. Mr. Lautzenheiser explained that it is the overhang now and that he was talking about what was being proposed for future cases. Mrs. Barrick asked about easements. Mr. Lautzenheiser said there were none along that property line. Mr. Brooks asked about the trees. Mr. Wren said they wouldn't be affected. Jerry Petzel asked if there were and questions or comments from the public. There were none.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Tyson Brooks

Vote: 5-0

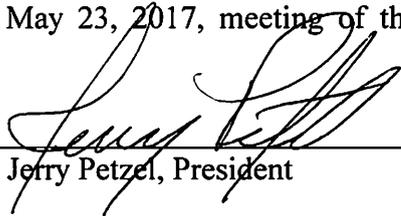
OTHER BUSINESS:

ADVISORY:

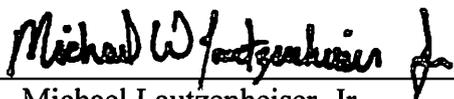
DIRECTOR COMMENTS:

ADJOURN:

Jim Schwarzkopf made a motion to adjourn the meeting. Tyson Brooks seconded the motion and the motion passed with a vote of 5-0. The May 23, 2017, meeting of the Board of Zoning Appeals adjourned at 7:20 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.