

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, June 27, 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 May 23, 2017, meeting and Tyson Brooks seconded the motion. The minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B17-06-10 JEFFERSON TWP., SE/4 33-28N-12E Jeffrey & Cari Hacker request a variance to reduce the rear yard setback from 20' to 14' for a garage. The property is located at 6444 N SR 1, Ossian, IN 46777. Property is zoned A-1.

Cari Hacker explained to the board their petition request to reduce the rear yard setback. She said that the garage would line up with the back of the home and not any closer to the property line. Rose Ann Barrick asked about the location and side of the garage. Mrs. Hacker said that the proposed is the biggest option they would go with however it could be smaller. The board discussed the location of proposed building. Jim Schwarzkopf asked about the distance off the road. Jeffrey Hacker said that it would be around 100' +/- . Michael Lautzenheiser, Jr. explained that it would match the home setback and that there would be room to maintain the building. Mrs. Barrick asked if there were any calls to the office. Mr. Lautzenheiser, Jr. said there were none. Jerry Petzel asked if the neighbor had anything to say. Mrs. Hacker said that they have talked to the neighbor and they were ok with the garage location. Mr. Petzel asked if there were any additional board or public questions or comments. There were none.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

B17-06-11 LANCASTER TWP., NW/4 33-27N-12E Natalie Milholland (Perfect Pet & Accessories) request a variance to reduce the front yard setback to a point in the ROW and Trail Easement for a fence. The property is located at 618 N Main St., Bluffton, IN 46714. Property is zoned B-3.

Amanda Clark & Emily Striker from Perfect Pet & Accessories represented the petition. Mrs. Clark explained the petition request for the fence at their business. Jerry Petzel asked about the location of the fence. Mrs. Clark said that it would adjoin the building and that the location of the fence wouldn't prohibit traffic. She said that there is currently a dumpster that is sitting there. Michael Lautzenheiser, Jr. talked about how the proposed fence would encroach in the State Road Right-Of-Way. Mr. Petzel asked what the encroachment would be. Tyson Brooks talked about the Taco Bell location and how they

were close to the State Road. Rose Ann Barrick asked if there was approval from State. Mr. Lautzenheiser, Jr. said that there is the trail easement as well at the location. He talked about the previous fence that had been at the location versus the proposed fence. Mrs. Barrick asked if it was currently surveyed. Mr. Lautzenheiser, Jr. said that the building hasn't changed but the stakes to measure off of weren't to be found anymore. Mr. Petzel talked about if there was damage to the fence and it was in the right-of-way it would be up to the owners to fix at their cost. Mrs. Barrick asked if they were representing Natalie Milholland. Mrs. Clark said that they were. Mr. Petzel asked about a couple other locations on the property. Mrs. Clark explained the difficulty of the fence being in those locations. Mr. Lautzenheiser, Jr. suggested allowing the fence up to the easement line. Mrs. Barrick asked if they would need permission from the state. Mr. Lautzenheiser, Jr. said that it wouldn't be located in the right-of-way there. Mrs. Barrick said that it would be betting in the long run to not encroach. Mr. Lautzenheiser, Jr. talked about extending fence north and south to increase size. Mr. Petzel asked if Ted Smith from the City of Bluffton would need to be involved. Mr. Lautzenheiser, Jr. said that he would not need to do anything. Mr. Petzel asked if it was ok with the petitioners. They agreed.

Conditions:

Motion to Approve fence to the point of the easement but not to encroach: Rose Ann Barrick

Second: Harry Baumgartner, Jr.

Vote: 5-0

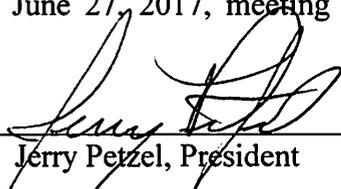
OTHER BUSINESS:

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 June 27, 2017, meeting of the Board of Zoning Appeals adjourned at 7:22 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.