

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, September 26, 2017, was called to order by Vice-President, Rose Ann Barrick at 7:00 p.m. Roll call was by four members. Jerry Petzel arrived late.

**APPROVAL OF MINUTES:**

Jim Schwarzkopf offered a motion to approve the minutes from the August 22, 2017, meeting and Tyson Brooks seconded the motion. The minutes were approved 4-0.

**OLD ITEMS:**

**NEW ITEM:**

**B17-09-18 HARRISON TWP., SE/4 4-26N-12E Brian & Amy Schmidt request a variance to reduce the overhead door setback from 20' to 11' and reduce the side yard setback from 8' to 5' for a garage. The property is located at 530 E Wiley Ave., Bluffton, IN 46714. Property is zoned R-2.**

Brian Schmidt explained his request to build a garage at the back of the property so he is able to keep part of the yard as well. Rose Ann Barrick asked if the office has heard anything from neighbors. Michael Lautzenheiser said that there weren't any calls. Tyson Brooks asked Mr. Schmidt if the neighbors were ok with it. Mr. Schmidt said they were ok with proposed garage. Mr. Lautzenheiser talked about that area of town and where the drive access point would be. Mrs. Barrick and Mr. Brooks wanted to confirm the location and direction overhead door faced. Jerry Petzel confirmed measurements. Mrs. Barrick asked if there the surrounding area had any properties that had similar structures. Mr. Lautzenheiser explained that there were some in neighboring blocks nearby. He confirmed that the foundation was 6' from property line and explained the overhead door setback as well. Mr. Petzel asked if there were any additional questions from the board or if there were any questions from the public. There were none.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Tyson Brooks

Vote: 5-0

**B17-09-19 LANCASTER TWP., NE/4 32-27N-13E Tobias & Barbara Graber request a variance to increase the animal processing max from 5,000 to 14,000 per year for a poultry slaughter house. The property is located at 7610 E 100 N, Craigville, IN 46731. Property is zoned A-1.**

Tobias Graber asked the board to allow the opportunity to processing a max capacity of 14,000 poultry animals. Jerry Petzel asked how they were planning on getting the clients. Mr. Graber said that they would advertise. He said that they are currently working with both the county and state health departments. Tyson Brooks asked if any of the animals would be raised on site. Mr. Graber said that

they would all be brought to the location for processing. Mr. Brooks asked what the current standard is. Michael Lautzenheiser said that the ordinance states 5,000 max animals. He also said that it could be 5,000 beef cows vs 5,000 chickens or a mix of all animals, and that the ordinance isn't based on animal size. Rose Ann Barrick asked them to guess what they would be processing. Mr. Graber said that their goal would be to process 2 to 3 days a week and process 200 to 300 for a daily average. Mr. Petzel asked if the chickens would be fenced in prior to processing. Mr. Graber explained that they would in crates.

Jerry Petzel asked the public if there were any questions or comments. Dan Hunt talked about the hog project east of town and how the smell is horrible. Mr. Petzel explained that farming has changed over the years. Mr. Hunt he talked about a semi messing up his ground. Michael Lautzenheiser asked Mr. Hunt what his concern was for the poultry processing petition. Mr. Hunt said that he thought it was for another hog operation and didn't understand why this was needed for a slaughter house. Mr. Petzel asked the board if they had any further questions or comments. Rose Ann Barrick asked for a timeframe to get to his goal of 14,000. Tobias Graber said he was unsure. Tyson Brooks asked why 5,000 wasn't enough. Mr. Graber explained that he only wants to do poultry processing and wants to make an investment for higher processing numbers if he is spending the money with the building. Mr. Lautzenheiser talked about the 5,000 number again and how it was for any animal. He talked about the mass of 5,000 cows vs 5,000 chickens. Mr. Brooks asked about composting. Mr. Graber said that with chickens the main composting parts are feathers and some organs. Mr. Lautzenheiser explained that all liquid would go to septic and solids would be composted. Mrs. Barrick asked were the composting would take place. Mr. Graber said that it would be in the back field area which is furthest point away from neighbors. Mr. Brooks asked about the neighbors. Mr. Graber said that there were 3 neighbors. Mrs. Barrick asked if the office had heard anything. Mr. Lautzenheiser said that there weren't any calls. Jim Schwarzkopf asked if they lived on the property. Mr. Graber said that they did. Mr. Petzel asked if the board or public had any additional comments or questions. The board discussed what was needed from both State and County Health offices. Mr. Lautzenheiser explained that with a commercial septic system that they take longer to approve. He suggested approving the petition conditionally. Mrs. Barrick and Mr. Brooks discussed a lower count for the maximum. Mr. Lautzenheiser mentioned that it was only poultry and not large animals. The board discussed Gerber Locker vs this petition. Mr. Graber told the board that in the future they would need to be able to process more than 5,000 chickens to pay the bills. He explained that he was told to come with a number they saw would be a good maximum for them.

Conditions: State and County Health Department approvals. Approval for poultry only to a max of 7,000/year.

Motion to Approve with conditions: Tyson Brooks

Second: Rose Ann Barrick

Vote: 5-0

**B17-09-20 HARRISON TWP., NW/4 4-26N-12E Wells Co. Historical Society request a variance to increase the max height from 20' to 30' for a storage garage. The property is located at 420 W Market St., Bluffton, IN 46714. Property is zoned R-2.**

Greg Waters, board member, and Jim Sturgeon, board president, represented the petition. Mr. Waters gave a history recap for the Historical Society and how they started. He said that they have been receiving artifacts since the 1970s and how they are continuing to get new items and need the annex building for storage. He said that this building will be placed on the grass area behind the building. They want the 2<sup>nd</sup> floor for additional storage as well in the new proposed building. Mr. Sturgeon said they will free up a lot of space in the main building by having this overflow storage. Tyson Brooks confirmed the size of the building. Mr. Waters said that it will have a carriage house style to it and not just a pole building. Rose Ann Barrick asked if it would be climate controlled. Mr. Brooks asked if it was for storage only. Mr. Sturgeon said that it would be use for just cold storage. Jerry Petzel asked if

there was anyone from the public that had questions or comments. There was none. Mr. Petzel asked if the board had any additional questions or comments. Mr. Brooks asked about neighbors. Mr. Waters said that neighbors were ok with plans. Mr. Brooks asked about layout of the lot. Mr. Sturgeon explained that layout and the combine to join the properties. Mrs. Barrick asked if the office had any calls. Michael Lautzenheiser said there weren't any calls. Mr. Petzel said that it looked very well designed. Mr. Waters said they do what they can with the money they have.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Jim Schwarzkopf

Vote: 5-0

**OTHER BUSINESS:**

Michael Lautzenheiser talked to the board about a possible oversight when creating number for the maximum allowance and said that we may need to look at it for one type processing. Tyson Brooks wanted to state that if they meet the 7,000 maximum that he is ok with increasing. The board discussed the petition from earlier. Rose Ann Barrick and Mr. Brooks said that they wanted to see them successful with 7,000 prior to approving a higher number.

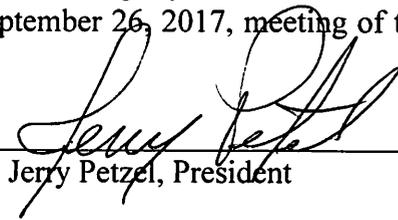
**ADVISORY:**

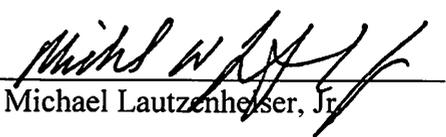
**DIRECTOR COMMENTS:**

Michael Lautzenheiser informed the board of the Adams/Wells Housing Study and how there may be items discussed with the board on how to increase housing for the work force.

**ADJOURN:**

Rose Ann Barrick made a motion to adjourn the meeting. Tyson Brooks seconded the motion and the motion passed with a vote of 5-0. The September 26, 2017, meeting of the Board of Zoning Appeals adjourned at 8:05 pm.

  
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Jerry Petzel, President

ATTEST:   
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Michael Lautzenheiser, Jr.