

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, April 24, 2018, was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by all five members.

**APPROVAL OF MINUTES:**

Jim Schwarzkopf offered a motion to approve the minutes with changes from the March 27, 2018, meeting and Rose Ann Barrick seconded the motion, minutes were approved 5-0.

**OLD ITEMS:**

**NEW ITEM:**

**B18-04-05 CHESTER TWP., SW/4 16-25N-11E Benjamin & Marie Byler request a variance to reduce the front yard setback from 60' to 45' for a front porch on home and a wrap porch on the barn. The property is located at 8517 S 400 W, Poneto, IN 46781. Property is zoned A-1.**

Benjamin Byler explained how he wanted to put a covered porch on the home and then build a barn with a porch to match the house. Michael Lautzenheiser, Jr. said that it was all new construction for the variance being asked for. Rose Ann Barrick asked if it was 45' or 50' needed. Mr. Lautzenheiser, Jr. said that the reduced setback needs to be 50' but they were asking for 45' to give some leeway. He also explained that the septic was preventing it from going elsewhere on the property. Mrs. Barrick asked about other properties nearby. Mr. Lautzenheiser, Jr. said that the home was right at 60' and that there weren't any other homes nearby. Mrs. Barrick asked if there were any questions or concerns from neighbors. The office hadn't received any calls. Jerry Petzel asked if there was anyone from the public with comment regarding this petition. There was none.

Condition:

Motion to Approve: Jim Schwarzkopf

Second: Tyson Brooks

Vote: 5-0

**B18-04-06 JEFFERSON TWP., NW/4 17-28N-12E Michael & Angela Hunter request a special exception to allow the garage to be converted into a second residence. The property is located at 1179 E 950 N, Ossian, IN 46777. Property is zoned A-1.**

Michael & Angela Hunter presented their petition requesting that the garage be turned into a separate living quarters for her parents part of the year. Jerry Petzel asked who would be staying there. Mr. Hunter said that it would only be for his wife's parents, Bob and Linda Jones. Mrs. Hunter added that it would be used during the summers while they were in Indiana. Mr. Petzel talked about needing to contact the health department. Mr. Hunter said that they were told a new septic would be needed. Tyson Brooks asked about the septic. Mr. & Mrs. Hunter said that it would only be used June-September. Rose Ann Barrick asked if there was enough room for a

septic. Michael Lautzenheiser, Jr. said that they are past the soil testing state and already have an approved system. Mrs. Barrick asked about this being different from other special exceptions. Mr. Lautzenheiser, Jr. explained that it was still for a family need. He brought up another example from past petitions. Mrs. Barrick asked if it needed to be specifically for the parents. Mr. Lautzenheiser, Jr. said that a recorded commitment would be needed for Bob and Linda Jones. Mr. & Mrs. Hunter agreed. Mrs. Barrick talked about reapplying if the change in persons using it was needed. She also asked if the office had heard anything regarding this petition. Mr. Lautzenheiser, Jr. said there weren't any calls. Jerry Petzel asked for public comment. There was none.

Condition: Recorded commitment for Bob and Linda Jones use only.

Motion to Approve with condition: Rose Ann Barrick

Second: Jim Schwarzkopf

Vote: 5-0

**B18-04-07 JEFFERSON TWP., NW/4 15-28N-12E Ron Holbrook request a variance to increase the age allowance for a manufactured home from 15 years to 25 years.. The property is located at 405 Christ, Ossian, IN 46777. Property is zoned M-2.**

Ron Holbrook said that he was removing a 1967 model and replacing it with the proposed one. He explained that not many manufactured homes can fit down street to go on that property. The board discussed neighboring properties. Tyson Brooks asked if the neighbors had anything to say about the petition. Karen Hitchcock said that she is a neighbor to the property and it ok with the project. Mr. Brooks asked about a title. Mr. Holbrook said that it was turned into the office to be included in the packet. Jerry Petzel asked if there was anyone else from the public regarding this petition. There was none.

Condition:

Motion to Approve: Rose Ann Barrick

Second: Harry Baumgartner, Jr.

Vote: 5-0

**B18-04-08 HARRISON TWP., NW/4 23-26N-12E James Sturgeon & Stephen Sturgeon request a variance to reduce the front yard setback from 60' to 50' for a pole barn. The property is located at 3476 S County Home Rd., Bluffton, IN 46714. Property is zoned A-1.**

Steven Sturgeon presented the petition for the variance. He explained that when the pole barn was built it was built in the wrong location and that it ended up being closer to the property line than he had planned. Jerry Petzel asked how close it was. Mr. Sturgeon said that it was 52' from the center of road and that he feels that the builder just lined it up with the front of the home thing it was ok. Michael Lautzenheiser, Jr. said that building on other side of the street are even closer to the center of the road and that this building doesn't look out of place. Mr. Sturgeon said that he takes responsibility for the error of the builder.

Condition:

Motion to Approve: Tyson Brooks

Second: Harry Baumgartner, Jr.

Vote: 5-0

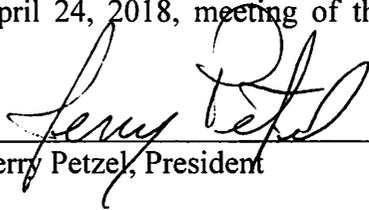
**OTHER BUSINESS:**

**ADVISORY:**

The board was informed that there weren't any petitions filed and that they would be notified by the end of the following week as to if there would be a May meeting or not.

**DIRECTOR COMMENTS:**

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 April 24, 2018, meeting of the Board of Zoning Appeals adjourned at 7:29 pm.

  
\_\_\_\_\_  
Jerry Petzel, President

ATTEST:   
\_\_\_\_\_  
Michael Lautzenheiser, Jr.