

ROLL CALL

Rose Ann Barrick
Harry Baumgartner, Jr.

Jerry Petzel
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, July 24, 2018, was called to order by President, Jerry Petzel at 7:10 p.m. Roll call was answered by all four members. Tyson Brooks was absent.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes with changes from the June 26, 2018, meeting and Harry Baumgartner, Jr. seconded the motion; minutes were approved 4-0.

OLD ITEMS:

NEW ITEM:

B18-07-11 LANCASTER TWP., SE/4 32-27N-12E Private Capital Group Diversified Fund LLC (Bluffton KOA) request a special exception to allow extended stays greater than 8 months. The property is located at 1625 W Lancaster St., Bluffton, IN 46714. Property is zoned A-1.

Ryan Crismore, GM Bluffton KOA Campground, talked about being back before the board for another approval to allow the extended stay units to be occupied greater than 8 months. He showed how the campground makes profit for stayed over 28 days by their clients. He supported the needed for extended stays by mentioning contractors that need placed longer than 8 months at a time for their work. Mr. Crismore asked if it was possibly to get an approval for more than a year and suggested 5 years before needing to come back before the board. Rose Ann Barrick asked about the burden of coming back each year. Mr. Crismore said that it was upfront costs to the office and time spent on petitions and meetings. Michael Lautzenheiser said that the zoning ordinance allows for 1 year extensions at a time. He said that it is possible to look at adjusting the timeline in the future thru zoning ordinance amendments. The board discussed possible working changes and requirements for future ordinances. Mrs. Barrick asked if the office has received any called regarding the petition. There were none. Mr. Lautzenheiser suggested expanding the extended stay area if it is helping the campground. Mr. Crismore gave an update to the numbers he shared last year at the meeting stating that since January of 2018 more than 500,000 RV's have been sold. He also said that there are currently 54 million RV's in use not including tents and that there are was an increase of 2 million bringing the total to 11 million of full-time RV users.

Approval: 1 year time limit and then reapply.

Motion to Approve: Rose Ann Barrick

Second: Jim Schwarzkopf

Vote: 4-0

B18-07-12 LANCASTER TWP., NE/4 33-78N-12E David & Elanda Poff request a variance to reduce the rear yard setback/easement from 20' to 11' for a deck. The property is located at 516 Autumn Ct., Bluffton, IN 46714. Property is zoned R-2.

David Poff explained the petition request and how he wants to expand the deck that was there when he purchased the home. He talked about going before City Council and that they would be ok with an agreement for him to borrow the easement but that if there was ever a need for the city to use that area for utilities that the deck would need to be removed. Michael Lautzenheiser talked about the elevation change on the property and described the layout of the property. Rose Ann Barrick asked what utilities were there. Mr. Poff explained that the utilities there are up on the hill at the back of the property and wouldn't affect where he wants the deck to be expanded to. Mr. Lautzenheiser agreed with the utilities. He explained that the city gave there ok but that they are currently working on preparing the document. He recommended following the city's lead on this petition.

Condition: Signed agreement from City of Bluffton.
Motion to Approve: Jim Schwarzkopf
Second: Rose Ann Barrick
Vote: 4-0

OTHER BUSINESS:

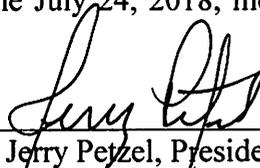
Michael Lautzenheiser talked about upcoming ordinance changes that are to be presented. He talked about how the changes to the ordinance would help to comply with suggestions from the housing study. He also mentioned the Strong Towns videos that the APC has been watching at the meetings and how they show ways for a city to make profit.

ADVISORY:

Michael Lautzenheiser thanked Jim Schwarzkopf for his service to the board. He first started serving on the Board of Zoning Appeals February 27, 2001. He is retiring from the board due to moving out of Wells County. Mr. Lautzenheiser presented Mr. Schwarzkopf with his name plaque and thanked him again for all the years and experience he gave to the board. The board was informed of the August 28, 2018 meeting.

DIRECTOR COMMENTS:

Jim Schwarzkopf made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 4-0. The July 24, 2018, meeting of the Board of Zoning Appeals adjourned at 7:50 pm.



Jerry Pezzel, President

ATTEST: 

Michael Lautzenheiser, Jr.