

ROLL CALL

Rose Ann Barrick
Harry Baumgartner, Jr.

Jerry Petzel

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, August 27, 2019, was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by three members. Tyson Brooks was absent. Ryan Crismore resigned prior to the meeting.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the June 25, 2019, meeting and Harry Baumgartner, Jr seconded the motion; minutes were approved 3-0.

OLD ITEMS:

NEW ITEM:

B19-08-07 NOTTINGHAM TWP., NE/4 21-25N-12E Sunshine Dairy, LLC requests a special exception to allow a Type III manufactured home on the property for employee housing. The property is located at 9555 S 250 E, Keystone, IN 46759. Property is zoned A-1.

Johan DeGroot explained the request for the smaller manufactured home. Michael Lautzenheiser, Jr. gave a recap of the different types of manufactured homes. He also talked about the permitted type vs this type and explained the special exception. Rose Ann Barrick asked about a septic system. Mr. DeGroot said that he was working with the health department to have that started. Mrs. Barrick asked about neighbors. Mr. Lautzenheiser said there were none. Jerry Petzel asked if there were any comments or concerns from the public. There were none.

Conditions: Approved and permitted septic systems prior to permit being issued.

Motion to Approve: Rose Ann Barrick

Second: Harry Baumgartner, Jr.

Vote: 3-0

B19-08-08 HARRISON TWP., NW/4 20-26M-13E David & Elaine Barth request a variance to reduce the rear yard setback from 20' to 5' for a barn addition. The property is located at 3472 SW Church Rd, Bluffton, IN 46714. The Property is zoned A-1.

Tony Zook, contractor, represented the petition and explained the need and reasoning behind where the addition needed to be located. The board discussed the layout of the addition and previous examples. Jerry Petzel asked for public comment. There was none.

Conditions:

Motion to Approve: Harry Baumgartner, Jr.

Second: Rose Ann Barrick

Vote: 3-0

B19-08-09 HARRISON TWP., NE/4 16-26M-12E Timothy & Fredonna Eckhart request a variance to increase the age allowance from 15 years to 18 years for a 2001 Manufactured Home. The property is located at 2400 S SR 1, Bluffton, IN 46714. The Property is zoned A-1.

Timothy Eckhart explained the variance request. He explained that his daughter and son-in-law were not going to be using it currently as they are still working on getting septic area figured and layout of property but that it would be used in the future when they moved onto the property. Michael Lautzenheiser explained the process of the approval needed. He also talked about how it would be an accessory dwelling. The board had a discussion on accessory dwellings. Jerry Petzel asked if there was any public comment. There was none.

Conditions:

Motion to Approve: Harry Baumgartner, Jr.

Second: Rose Ann Barrick

Vote: 3-0

OTHER BUSINESS:

Michael Lautzenheiser gave a recap on the Tourism Study that Ball State prepared. He mentioned how we need to learn to better promote things around the area and gave a few examples.

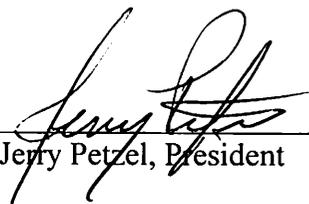
ADVISORY:

The next meeting on September 24, 2019 may be cancelled due to no petitions turned in at the time of the meeting.

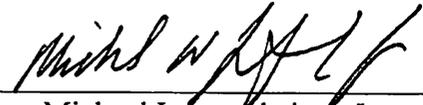
DIRECTOR COMMENTS:

ADJOURN:

Rose Ann Barrick made a motion to adjourn the meeting. Harry Baumgartner, Jr. seconded the motion and the motion passed with a vote of 3-0. The August 27, 2019, meeting of the Board of Zoning Appeals adjourned at 7:43 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.