

## ROLL CALL

Tyson Brooks  
Bill Dowty  
Tracy Gentis  
Jerry Petzel  
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, November 24, 2020, was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by all members. Tyson Brooks attended via Zoom.

**APPROVAL OF MINUTES:**

Bill Dowty offered a motion to approve the minutes from the October 27, 2020, meeting and Tim Rohr seconded the motion, minutes were approved 5-0.

**OLD ITEMS:****NEW ITEM:**

**B20-11-11 LANCASTER TWP., SE/4 17-27N-12E Brandon & Amanda Nusbaumer request a special exception to allow a temporary placement of a mobile home for residential use during construction of home. The property is located at 1617 E 300 N, Bluffton, IN 46714. Property is zoned A-1.**

Randy Roberts, Washovia Housing, represented the petition. He explained about his company and the need that the petitioners faced due to a fire. Jerry Petzel asked the board if there were any questions or comments. Tracy Gentis said he wasn't aware of a company like this and it's a great thing to offer. Michael Lautzenheiser, Jr. said that the Health Department has already given permission. Mr. Gentis asked if there were going to be building new or if the homeowners were going to fix the existing. Mr. Roberts was unsure on what the homeowners had decided and that they were working that out with the insurance company.

Condition:

Motion to Approve: Tim Rohr

Second: Bill Dowty

Vote: 5-0

**B20-11-12 UNION TWP., NW/4 3-28N-12E Zanesville United Methodist Church/Tower Life Center request a variance to increase the size allowance from 16sq. ft. to 33.25 sq. ft. The property is located at 11811 Wayne Street, Zanesville, IN 46799. Property is zoned R-1.**

George Baldus, Baldus Company, represented the petition. He explained the need for a new sign on the property. Michael Lautzenheiser, Jr. talked about churches being a permitted use in all zoning districts and that this sign would fit in with the surrounding area. Tracy Gentis asked if it would be a LED sign. Mr. Baldus explained the type of sign and how it had a dimming feature built in for evening hours.

Condition:  
Motion to Approve: Tracy Gentis  
Second: Tim Rohr  
Vote: 5-0

**OTHER BUSINESS:**

**2021 Calendar**

It was discussed that all the meetings would be on the 4<sup>th</sup> Tuesday of every month for the upcoming year.

Motion to Approve: Tim Rohr  
Second: Bill Dowty  
Vote: 5-0

**Comprehensive Plan**

Michael Lautzenheiser, Jr. explain that with the restrictions for Covid-19 we are pushing back the upcoming meetings for discussion so that individuals will feel comfortable coming to the meetings. He said that we are hopeful for a spring/summer adoption.

**ADVISORY:**

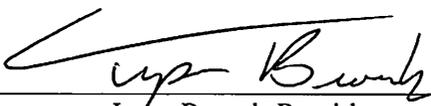
Michael Lautzenheiser talked about potential for new housing developments this upcoming year.

**DIRECTOR COMMENTS:**

The December 22, 2020 meeting was discussed and noted that no petitions have been turned in as of yet. The board will be notified if there will be a meeting.

**ADJORN:**

Tim Rohr made a motion to adjourn the meeting. Bill Dowty seconded the motion and the motion passed with a vote of 5-0. The October 27, 2020, meeting of the Board of Zoning Appeals adjourned at 7:25 pm.

  
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~~Jerry Petzel~~, President  
Tyson Brooks

ATTEST:   
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Michael Lautzenheiser, Jr.