

ROLL CALL

Rose Ann Barrick

Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, February 25, 2020, was called to order by Secretary, Michael Lautzenheiser, Jr. at 7:00 p.m. Roll call was answered by four members. Tyson Brooks was absent.

ELECTION OF OFFICERS FOR 2020:

Rose Ann Barrick offered a motion to nominate Jerry Petzel as president, Rose Ann Barrick as vice president, and Michael Lautzenheiser, Jr. as Secretary and Tim Rohr seconded the motion. The vote was 4-0. Jerry Petzel resumed meeting after elections.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the November 26, 2019, meeting and Jerry Petzel seconded the motion, minutes were approved 4-0.

OLD ITEMS:**NEW ITEM:**

B20-02-01 LANCASTER TWP., SE/4 33-27N-12E National Oil & Gas Inc. request a variance to allow an additional freestanding sign on the property. The property is located at 407 N Main, Bluffton, IN 46714. Property is zoned B-3.

Josh Johnson from Lawrence Building and Trout Moser from National Oil represented the petition. Mr. Johnson explained the need to have a sign off SR 124 for the entrance since it sits further back from the SR 1/Main Street entrance. Jerry Petzel asked if the board had any questions for the petitioners. Rose Ann Barrick asked if there had been any calls to the office. There hadn't been any. Tim Rohr asked if it was a LED sign. Mr. Moser said that it will be the standard prize sign with the LED backlighting. Tracy Gentis said that the request made sense. The board discussed the location of the additional sign.

Motion to Approve: Rose Ann Barrick

Second: Tracy Gentis

Vote: 4-0

B20-02-02 LANCASTER TWP., NE/4 28-27N-12E Midland LLC request a variance to allow an additional freestanding sign on the property. The property is located at 1840 N Main, Bluffton, IN 46714. Property is zoned B-3.

Dan Brincefield from Engineering Resources represented the petition. He explained that there is an existing billboard on the property that used the one freestanding sign. They are requesting an additional sign on the property to represent the business that will be located on that parcel. The board discussed the placement of the sign. Michael Lautzenheiser explained that it's usually the

billboard that is needing the additional sign variance. Tim Rohr asked if it would be an LED sign. Mr. Brincefield gave an example of what the sign would look like. Mr. Rohr verified that it would be located out of the right-of-way and asked if state approval was needed. Mr. Lautzenheiser explained that state approval isn't needed if it's for the business on that property.

Conditions:

Motion to Approve: Tim Rohr

Second: Rose Ann Barrick

Vote: 3-0 (Tracy Gentis excused himself prior to this discussion.)

B20-02-03 JACKSON TWP., SW/4 36-25N-10E Kris & Ann Frauhiger request a special exception to allow 2 (two) Type III Manufactured Homes on the property for rental use or employee housing. The property is located at 11569 S 700 W, Montpelier, IN 47359.

Property is zoned A-1.

Ann Frauhiger gave a recap on the history of the property and the request behind the special exception. She explained how there were starting fresh at this point since so much was destroyed from the tornado last year. There was board discussion on wells and septic systems for the property along with the manufactured homes located on the property. Mrs. Frauhiger said that she felt there was a need in the Southern Wells area for this type of housing. Tracy Gentis said that it would be helpful when designing the septic to make it large enough for a home in the future once the manufactured home was no longer needed. There was talk on property lines moving to allow one manufactured on per property. Michael Lautzenheiser reviewed the items needed for an approval should the board choose to decide that direction.

Conditions: Approved Septic Systems through Health Dept., Separate Properties through Plat Committee, and Units need to stay in good working order.

Motion to Approve: Rose Ann Barrick

Second: Tracy Gentis

Vote: 4-0

OTHER BUSINESS:

2019 End of Year Report

Michael Lautzenheiser gave a recap of the 2019 year. He said it was a tale of 2 years. It was slow during the wet seasons and business increased once it dried out. He also talked about the variance requests being down which means that the ordinance amendments are working as they should. He gave a recap of the charts.

2020 Plan of Operations

Michael Lautzenheiser informed the board of the plans for the upcoming year. He said the only major purchase planned this year is for new office chairs. He said that we are treating this year as years in past and no catching is needed this year. The Comprehensive Plan update is underway and great progress is being made.

2020 Budget

Michael Lautzenheiser gave a recap of the 2020 budget and talked about the new line item for Town Clean-Up Days. He said that we have already been contacted by Petroleum as being interested in having one there.

Board Member Contact Sheet

Michael Lautzenheiser asked the board to review their contact information and inform the office of any changes that were needed.

ADVISORY:

It was mentioned that there hadn't been any petitions turned in for the March 24, 2020, meeting at this time and that the board would be notified later regarding if there would be a meeting or not.

DIRECTOR COMMENTS:

ADJORN:

Rose Ann Barrick made a motion to adjourn the meeting. Tracy Gentis seconded the motion and the motion passed with a vote of 4-0. The February 25, 2020, meeting of the Board of Zoning Appeals adjourned at 8:03 pm.

Rose Ann Barrick, Vice President

Jerry Petzel, President

ATTEST: *Michael W. Lautzenheiser, Jr.*

Michael Lautzenheiser, Jr.