

ROLL CALL

Tyson Brooks
Bill Dowty
Tracy Gentis
Jerry Petzel
Tim Rohr

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, April 25, 2023, was called to order by Tyson Brooks at 7:00 p.m. Roll call was answered by all members.

APPROVAL OF MINUTES:

Tim Rohr offered a motion to approve the minutes from the March 28, 2023, meeting and Bill Dowty seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B23-04-05 CHESTER TWP. NW/4 30-25N-11E Vicki Haviland & Mike Gilbert requests a variance to decrease side yard setback from 20 ft to 10 ft for a pole barn. The property is located at 10027 S 600 W, Montpelier, IN 47359. Property is zoned A-1.

Vicki Haviland & Cory Haviland represented the variance request. There was discussion on the layout of the property owned by Vicki and that owned by her son, Cory. The board discussed the use of the building with the petitioners and mentioned the transferring of property in the future to clean the property line up. Tyson Brooks asked if there was any public comment or question. There was none.

Motion to Approve: Jerry Petzel

Second: Tracy Gentis

Vote: 5-0

B23-04-06 LIBERTY TWP. NW/4 10-26N-11E Kenneth Williams requests a special exception to allow a Type 2 Manufactured Home as a primary residence. The property is located at 1487 S 300 W, Liberty Center, IN 46766. Property is zoned A-1.

Kenneth Williams was there to represent the special exception. They discussed the history of the current violation of the property requiring this petition. There was additional discussion regarding the timeline for completing the required septic permit. Tyson Brooks asked if there was any public comment or question. There was none.

Motion to Approve: Tracy Gentis

Second: Tim Rohr

Vote: 5-0

B23-04-07 HARRISON TWP. NW/4 5-26N-12E BCG Properties, LLC requests a variance to decrease front yard setback from 60' to 55.26' for a porch. The property is located at 1414 Lancaster, Bluffton, IN 46714. Property is zoned R-1.

Damon Gerber with BCG Capital represented the petition. There was a discussion on the previous porch which had been removed and replaced with a larger one during the remodel. There was a talk about the layout of the property. Tyson Brooks asked if there was any public comment or question. There was none.

Motion to Approve: Bill Dowty
Second: Jerry Petzel
Vote: 5-0

B23-04-08 HARRISON TWP. SE/4 4-26N-12E Jamie Barton requests a variance to reduce front yard setback from 5' to encroaching the ROW & located in sight triangle for a fence. The property is located at 809 S Main, Bluffton, IN 46714. Property is zoned R-2.

Jamie Barton represented the variance requests. He stated that he didn't feel that the fence should be required to be moved based on his opinion. There was discussion on setbacks, encroachments, and sight triangles. The sight triangle discussion continued with talk on jurisdiction and potential outcomes. The majority of the board members talked about the danger at the intersection where the fence is currently located. It was agreed that the fence could encroach into the front setback with the city's approval needed. It was also agreed that the board would allow whatever sight triangle given by the city engineer to be that in compliance for this property.

Condition: Encroachment agreement and sight triangle agreement with the City of Bluffton

Motion to Approve: Jerry Petzel
Second: Bill Dowty
Vote: 5-0

OTHER BUSINESS:

ADVISORY:

The May 23, 2023, meeting was confirmed.

DIRECTOR COMMENTS:

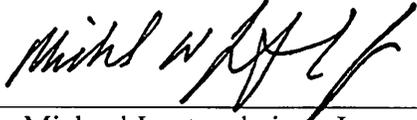
Michael Lautzenheiser made the comment that there are more petitions this year so far than all of last year combined.

ADJORN:

Tracy Gentis made a motion to adjourn the meeting. Jerry Petzel seconded the motion and the motion passed with a vote of 5-0. The April 25, 2023, meeting of the Board of Zoning Appeals adjourned at 7:52 pm.



Tyson Brooks, President

ATTEST: 

Michael Lautzenheiser, Jr.