

ROLL CALL

Rose Ann Barrick
Harry Baumgartner Jr.
Keith Masterson
Jerry Petzel, President
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, January 28, 2014 was called to order by Board President, Jerry Petzel at 7:00 p.m. Roll call was answered by all five members.

ELECTION OF OFFICERS:

Jim Schwarzkopf said he moves to retain the same slate for this year.

Keith Masterson said He would second that motion.

Vote: 5-0

The officers are as follows:

President: Jerry Petzel

Vice-President: Rose Ann Barrick

Secretary: Michael Lautzenheiser Jr.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the December meeting and James Schwarzkopf seconded the motion, minutes were approved 5-0.

OLD ITEMS:

B13-12-24 JEFFERSON TWP., NW/4 21-28N-12E Dennis D. Berlin Sr. appeal of violation V2013-007 in which a mobile home is no longer being used for the permitted special exception and a residence on an industrial zoned property. The property is located at 2171 E 850 N, Ossian, IN 46777. Property is zoned I-1.

Mike Lautzenheiser updated the board on the appeal of the violation letter, which is to be continued to the next BZA meeting, February 25, 2014.

Motion to continue: James Schwarzkopf

Second: Keith Masterson

Vote: 5-0

NEW ITEM:

B14-01-01 LANCASTER TWP., SW/4 27-27N-12E Farm Credit Mid-America requests a variance to reduce the front yard setback so that the new sign can be placed in front of the old sign to correct violation V2013-031. The property is located at 1319 Baker Place, Bluffton, IN 46714. Property is zoned B-2.

Christine Oberst stated sign is already up, She then stated they had miss communication with the Sub-contractor, She's asking for an approval for a variance, so the sign can stay where it is now, She also stated it is back from the road further then iAB bank and Pro fed signs.

Mike Lautenheiser, Jr., stated that upon the Board approval. Farm Credit needs to get verification from the City of Bluffton, that would allow sign to stay in the right-of- way.

Conditions: Verification from the City of Bluffton that they will allow the sign to stay in the right-of-way.

Motion to approve: James Schwarzkopf

Second: Harry Baumgartner, Jr.

Vote: 5-0

OTHER BUSINESS:

Adopt official board calendar for 2014.

Jerry Petzel stated that one of the dates for BZA calendar is incorrect.

Mike stated he would look into the wrong date of July 28, 2014.

Motion to approve: Keith Masterson

Second: Rose Ann Barrick

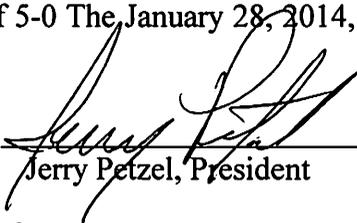
Vote: 5-0

ADVISORY:

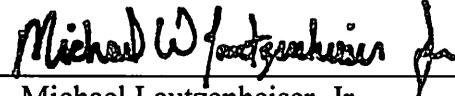
DIRECTOR COMMENTS:

Mike Launzenheiser, Jr., stated to the Board about the hearing on Apex wind project in May. He also discussed the options for Comprehensive Plan section 11-12: Plan Commission Rural Representation.

James Schwarzkopf made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 5-0 The January 28, 2014, meeting of the Board of Zoning Appeals adjourned at 7:30pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.