

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel called the October 22, 2013 meeting for the Board of Zoning Appeals to order at 7:00 p.m. Five members answered roll call.

APPROVAL OF MINUTES:

Rose Ann Barrick made a motion to approve the minutes from the September 24, 2013 meeting. Jim Schwarzkopf seconded the motion and the minutes were approved by a 5-0 vote.

NEW ITEMS:

B13-10-21 HARRISON TWP., NE/4 09-26N-12E New Life, Inc requests a variance to have more than one free standing sign and to reduce the front yard setback from 30ft to 0ft. The property is located at 1325 S. Main St., Bluffton, IN 46714. Property is zoned B-3.

Scott Ochsner, pastor and president of Abundant Life Church, commented on the expansion on south State Road 1. He then explained the proposal of the existing sign coming down and then two new signs constructed on the property. A separate sign for Dollar General, who rents from the church, to be constructed on the north side of the property and a monument sign on the south side of the property for the church. He stated that the state is closing off the north drive. They have proposed to the state also closing off the south entrance and creating a center entrance at about the location of the existing sign. Mr. Ochsner explained that the parking lot and drives for the church and Dollar General are congested and the center access drive would help with the flow. He commented on the sales of the Dollar General and stated that they have 2 years left on their lease. He explained that Dollar General is willing to put up their standard sign and the church is requesting a full color LED monument sign. He stated that the LED would be 6'x10' on a 4' tall base monument in order to be eye level with traffic. He stated that the second variance would be to reduce the setback to 0' to avoid having the sign in the middle of the parking lot. The sign would be next to the grass area, which is the edge of the new road right of way. Mr. Ochsner stated that there will be no parking spaces in the lot along the road right of way. He described their ultimate goal of converting the whole property into a Christian campus, once Dollar General chooses not to resign their lease.

Michael Lautzenheiser, Jr. restated the two variance request. 1.) Having two signs located on one property and 2.) to allow the signs to be closer than the 30' setback.

The board discussed the possible sight triangle violation with the location of the signs and the driveway. Mr. Lautzenheiser explained how the sight triangle is determined and that the signs' proposed locations would not violate that due to how large the new road right of way will be. They also talked about the LED sign and the possibility to have a dimmer on the lights due to some of the situations that occurred in Ossian with LED signs.

Motion to Approve Setbacks: Rose Ann Barrick
Second: James Schwarzkopf
Vote: 5-0

Conditions: Written Commitment: As long as second tenant is there, the sign is permitted to remain. Once second tenant is no longer there, sign must be removed or converted to light post.

Motion to Approve 2 signs: James Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

AWS settlement agreement

Michael Lautzenheiser, Jr informed the board that the final settlement has been agreed upon with Anthony Wayne Services. Both the BZA and the APC have to sign the settlement agreement. The board would have to approve of Jerry Petzel the agreement on behalf of the BZA.

Motion to Approve: James Schwarzkopf

Second: Harry Baumgartner, Jr.

Vote: 5-0

DISCUSSION:

Michael Lautzenheiser, Jr updated the board on the comprehensive plan and stated that the Steering Committee would meet on October 24, 2013 to discuss some proposed changes. Then the board went on to talk about what was permissible to build in a flood area and how the structures would need to be constructed to meet ordinance requirements.

ADVISORY:

Rose Ann Barrick made a motion to adjourn the meeting. Keith Masterson seconded the motion and the motion passed with a vote of 5-0. The October 22, 2013, meeting of the Board of Zoning Appeals adjourned at 7:35pm.

ATTEST: Michael W. Lautzenheiser Jr.
Michael Lautzenheiser, Jr., Secretary

Jerry Petzel
Jerry Petzel, President