

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, November 25, 2014 was called to order by Board President, Jerry Petzel at 7:00 p.m. Roll call was answered by five members.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the September 23, 2014 meeting and James Schwarzkopf seconded the motion, minutes were approved 5-0.

NEW ITEM:

B14-11-29 LANCASTER TWP., NE/4 28-27N-12E Midland LLC requests an expansion to a legal non-conforming sign face. The property is located at 1914 N. St. Rd. 1, Bluffton, IN 46714. Property is zoned B-3.

Rob Troxel asked that when the sidewalk is put in next year they would like the approval to remove 2 signs and replace those with a newer/nicer sign.

Michael Lautzenheiser, Jr. wanted to verify that it was 2 sign faces.

Jerry Petzel asked which signs were being discussed on the photo.

Rose Ann Barrick asked who owned the other sign.

Michael Lautzenheiser, Jr. stated that it's on the neighboring property.

Rose Ann Barrick asked if they were taking both existing signs down and replacing with one sign.

Michael Lautzenheiser, Jr. said that it would be a steel sign.

Rose Ann Barrick asked about the lighting needed for the sign.

Rob Troxel confirmed that the third sign in question earlier belongs to the other property owner.

Michael Lautzenheiser, Jr. asked about the height of the sign.

Rob Troxel stated that it would be 20' and that the sign would be using LED lighting.

Michael Lautzenheiser, Jr. confirmed that it would be 10' post and 10' sign for the height.

Rose Ann Barrick said that she was in favor of taking 2 signs down and putting 1 sign up.

Michael Lautzenheiser, Jr. said that it would possibly cause signage issues for future property owners.

Keith Masterson asked Michael that if another business comes in, the second business wouldn't be allowed to put a sign up since there would be one existing. Mr. Masterson asked that if the other sign were to be posted on the building it would be ok.

Michael Lautzenheiser, Jr stated that was correct.

Conditions:

Motion to Approve: Keith Masterson

Second: James Schwarzkopf

Vote: 5-0

B14-11-30 LANCASTER TWP., NE/4 33-27N-12E YMCA of Greater Fort Wayne, Inc. requests a variance to reduce the front yard setback from 30ft to 5ft . The property is located at 550 W. Dustman Rd., Bluffton, IN 46714. Property is zoned I-1.

Mark Reinhart, Engineering Resources on behalf of YMCA, explained that they are trying to get better sight lines from traffic. It will be approx. 5' behind the overhead utility poles. Mr. Reinhart said that it will be seen well from the roadway.

Jerry Petzel asked if it was far enough back that it won't block vision of drivers.

Mark Reinhart said that it won't block driver's vision. He believes that it would make it consistent with signs along the road as well.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

B14-11-31 HARRISON TWP., SW/4 03-26N-12E George K. Moore requests a variance to reduce the rear yard setback from 10ft to 8ft and the side yard setback from 10ft to 2ft for an accessory building. The property is located at 1126 Sycamore Ln, Bluffton, IN 46714. Property is zoned R-1.

George Moore explained the outbuilding he just put in was to replace an older building that was once there. Mr. Moore mentioned the need for just one variance.

Michael Lautzenheiser, Jr. asked to verify that it was just the 8' rear setback

George Moore said that was correct and it's just the one variance needed. Mr. Moore went on to talk about the neighbors properties around him. He had the City of Bluffton come in and clear-out trees and brush that was in the easement.

Michael Lautzenheiser, Jr. notified the board that each requirement was met and the property line has improved with the new building location and asked why it wasn't placed within the required setbacks.

George Moore said that he laid it out wrong. He was informed by City that it was a 7ft easement and that was what he used when placing the structure.

Jerry Petzel asked if when getting permit if he looked at setbacks.

George Moore said that he did but his neighbors are gone and they won't mind. He said that it's probably the first time in 15-20 years since those bushes have been trimmed.

Rose Ann Barrick asked if the current building was larger than older building. She also asked if the permit was done correctly.

George Moore stated that the building is larger than before and that the porch on the shed added to the size as well.

Michael Lautzenheiser, Jr. said that the permit could be revised to make it conforming if the variance is approved.

Dan Courtney, Mr. Moore's neighbor, has no objections but hasn't seen a building permit posted during time of construction.

Michael Lautzenheiser, Jr. informed everyone that there was a permit issued.

George Moore explained that Mr. Courtney is a neighbor on the back side of property.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: James Schwarzkopf

Vote: 5-0

B14-11-32 LANCASTER TWP., SW/4 26-27N-12E Juan A. Ortiz & Rosa Bravo requests a variance to reduce the side yard setback from 20ft to 10ft. The property is located at 1100 N 450 E, Bluffton, IN 46714. Property is zoned A-1.

Juan Ortiz said that he wants to make the existing pole barn bigger to the north side. He asked to reduce setback from 20ft to 10 ft.

Michael Lautzenheiser, Jr. asked what the expansion would be used for.

Juan Ortiz explained that it was to park a car hauler in the pole barn.

Jerry Petzel asked which building it was in the photo and where it was being added on to.

Juan Ortiz explained that it was to be added on the north side of the pole barn.

Michael Lautzenheiser, Jr. said that the line was surveyed out so we are able to verify lines.

Rose Ann Barrick asked about question #4 on the petition.

Michael Lautzenheiser, Jr. asked why he wanted to build to the north.

Juan Ortiz said that if he went to the south of the barn then it would be closer to his pond.

Michael Lautzenheiser, Jr. explained that the building is down lower than the house.

Rose Ann Barrick asked if the elevation change was for the water to run into pond.

Michael Lautzenheiser, Jr. said that there wasn't much banking on the pond due to elevations.

Juan Ortiz said that the house looks like a one story from the front, but it has a walk out basement.

Jerry Petzel asked if the neighbor to the north had any issues.

Juan Ortiz said that his neighbor doesn't have a problem with it.

Michael Lautzenheiser, Jr. asked if there would be any issues with utilities.

Juan Ortiz explained that it was just 450' from the house to the front of the barn and that the electric running to the barn was buried underground already.

Rose Ann Barrick said that it looked like there would be enough land to maintain property easily

Juan Ortiz agreed and said that it would be a fully enclosed addition.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

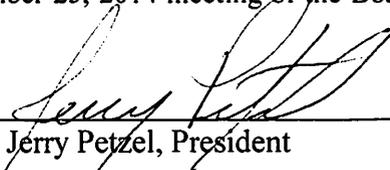
Vote: 5-0

Director's Comments:

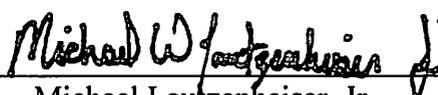
Michael Lautzenheiser, Jr. mentioned some of the items that will be discussed at the December 23, 2014 meeting.

ADVISORY:

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 November 25, 2014 meeting of the Board of Zoning Appeals adjourned at 7:53pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.