

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, December 22, 2015 was called to order by Board President, Jerry Petzel at 7:00 p.m. Roll call was answered by all five members.

APPROVAL OF MINUTES:

Jim Schwarzkopf offered a motion to approve the minutes from the November 24, 2015 meeting and Keith Masterson seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEMS:

B15-12-29 LANCASTER TWP., SE/4 33-27N-12E Larry E Hiday requests a special exception to allow 3 storage containers to remain on the property for accessory structure use. The property is located at 633 N Main St., Bluffton, IN 46714. Property is zoned B-3.

Larry Hiday asked the board for permission to keep the 3 storage buildings on his property. He said that the trailers were needed to keep items neat and stored outside of the building since there wasn't enough room inside to store everything. He explained how one of the trailers is considered a pump trailer since it only stores items that are needed when there is excess water due to flooding. Rose Ann Barrick asked about the plans long-term. Mr. Hiday said that they would have to keep the one for sure since it has items needed for the water. Mrs. Barrick asked if they were planning on moving them to the new dealership. Mr. Hiday said that they would remain at the current location. He also mentioned that there are others nearby that were unsightly compared to his since he maintains them. Michael Lautzenheiser, Jr. explained that this was turned in on a list of trailer violations. Mr. Hiday said that he wanted to fix whatever was needed. Jerry Petzel asked if there were any questions from the board or public. Mr. Lautzenheiser, Jr. said that the approval was for where they are located now. Keith Masterson thanked Mr. Hiday for his cooperation and working with the board to fix this violation.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Keith Masterson

Vote: 5-0

OTHER BUSINESS:

2015 End of Year Report

Michael Lautzenheiser, Jr. gave the board a recap of the 2015 year. He talked about the 323 permits issued of which 45 were new homes. He also mentioned the numbers regarding the APc, BZA, and Plat Committee. Mr. Lautzenheiser, Jr. said that the office collected 26% of the total budget for 2015. He talked about the Comprehensive Plan, Bluffton NOW, Ossian

Revitalization, and how the office helped with the Bluffton High School class. He explained how GIS is improved over the last year. He said that the office had purchased a drone to take photos during flooding and how it would help verify mapping.

2016 Plan of Operations

Michael Lautzenheiser, Jr. talked about how all of 2016 will be online permitting in hopes of adding petitions online as well. He said that the office will be purchasing a windows tablet to help with the digital records in the field to help reduce paper in the office. He explained how there will be additional added to the Conference & Dues line item in order for him to maintain the Floodplain Management Certificate he received. Mr. Lautzenheiser, Jr. said that the Bluffton Building Department has been approved to move into the office and that the meeting for the BZA would be held downstairs from now on. He also mentioned that the office hopes to have credit/debit payments available for the online permitting this year so that it will be easier for the public to apply for the permits from home.

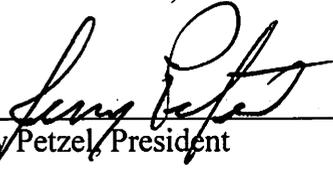
ADVISORY:

Jerry Petzel talked about how Keith Masterson will no longer be serving on the board starting in 2016. Rose Ann Barrick told Mr. Masterson that it was a pleasure working with him. Keith Masterson said that he appreciates what the board does for the County and that it's been a honor. He said that if he could he would have like to continue serving but the time he has served was a honor. He said that he will miss working with the board.

Michael Lautzenheiser, Jr. introduced Todd Fiechter and talked about how he would be taking Keith's place on the board.

DIRECTOR COMMENTS:

Rose Ann Barrick made a motion to adjourn the meeting. Jim Schwarzkopf seconded the motion and the motion passed with a vote of 5-0. The December 22, 2015 meeting of the Board of Zoning Appeals adjourned at 7:17 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.