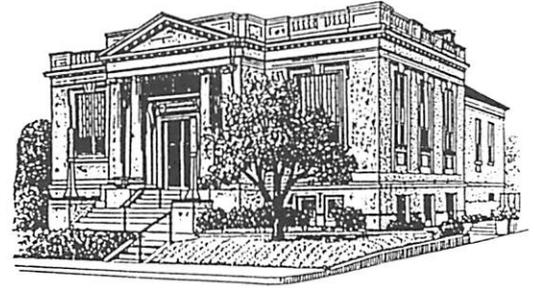


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



February 15, 2011
WELLS COUNTY BOARD OF
ZONING APPEALS MEETING

TUESDAY FEBRUARY 22, 2011, AT 7:00 P.M.
ROOM 214 (CONFERENCE ROOM) AREA PLAN OFFICE
GOVERNMENT ANNEX BUILDING 223 W. WASHINGTON ST., BLUFFTON, IN

AGENDA

ROLL CALL

ELECTION OF OFFICERS

APPROVAL OF MINUTES

NEW ITEMS:

B11-02-01 LANCASTER TWP., SE/4 33-27N-12E Derek Myers for Indiana Bancorp, Inc. requesting variance approval to reduce front yard setback from 30' ft to 1' ft. and increase size of sign allowed from 100' sq. ft. to 256' sq. ft. at 656 N. Main St., Bluffton in a B-3 zone.

B11-02-02 HARRISON TWP., NE/4 21-26N-12E Jeffrey and Sharon Bowman request reduction of setback for pond banks. Property is located at 2764 E 300 South, Bluffton in an A-1 zone.

OTHER BUSINESS:

ADVISORY:

DIRECTOR COMMENTS:

ROLL CALL

Rose Ann Barrick
Jerome Markley
Keith Masterson
Jerry Petzel, President
James Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, February 22, 2011, was called to order by 2010 President, Jerry Petzel at 7:00 p.m. The roll call was answered by all five members

In the interest of expediting the meeting for the petitioner's, Jerry Petzel suggested handling new business first and then election of officers and old business.

APPROVAL OF MINUTES

Minutes from the November 2010 meeting were approved 4-0 with Rose Ann Barrick making the motion and Jim Schwarzkopf seconding the motion, Keith Masterson abstained as he wasn't at the meeting; his appointment to the BZA began January 2011.

NEW ITEMS:

B11-02-01 LANCASTER TWP., SE/4 33-27N-12E Derek Myers for Indiana Bancorp, Inc. requesting variance approval to reduce front yard setback from 30' ft to 1' ft. and increase size of sign allowed from 100' sq. ft. to 256' sq. ft. at 656 N. Main St., Bluffton in a B-3 zone.

Derek Myers d.b.a. Indiana Bancorp, Inc. presented his request seeking approval for a reduction of front setback and exceeding maximum size allowed for a sign at 656 N. Main St. in Bluffton. The property before going out of business was a Clark gas station. Derek stated that the sign will not be any closer to the road than numerous signs already along the Main St. corridor.

The proposed sign would be wood construction for off-premise advertising for businesses throughout the community. The sign would go in the same area where there was a sign before. This sign will go closer to the ground than the previous one but Michael related he checked the site triangle and it will not obstruct vision for entering or leaving the property.

Conditions: None
Motion: Jim Schwarzkopf
Second: Jerome Markley
Vote: 5-0

B11-02-02 HARRISON TWP., NE/4 21-26N-12E Jeffrey and Sharon Bowman request reduction of setback for pond banks. Property is located at 2764 E 300 South, Bluffton in an A-1 zone.

Jeffrey Bowman representing his petition explained that the east and south side of the pond bank unintentionally in the end was closer than required setback.

The excavator, John Enyeart attended the meeting also and said it was laid out and marked that it should have met the setbacks. He didn't realize they had violated the setbacks and worked the dirt down and planted the grass before they were made aware the setbacks had not been met.

The actual setback that needs to be granted was discussed it was determined that it is actually a 20' ft setback with a request to reduce to 11' ft. The Findings of Fact and Ruling will be corrected to reflect the correct measurement.

Board member Jerry Petzel stated the pond is an improvement over the old barn that was there. Excavator, John Enyeart said he would like to make a suggestion that a project would be checked before the work is done and grass is planted. He states a blanket rule in his opinion isn't always good; it would be nice to have some flexibility.

Conditions: None

Motion to approve: Rose Ann Barrick

Second: Keith Masterson

Vote: 5-0

ELECTION OF OFFICERS:

At this time Jerry Petzel said he would turn the meeting over to Michael for election of officers. The nominations were opened asking for president nominations.

President: Jerry Petzel

Motion by: Jim Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

Vice President: Rose Ann Barrick

Motion by: Jim Schwarzkopf

Second: Jerry Petzel

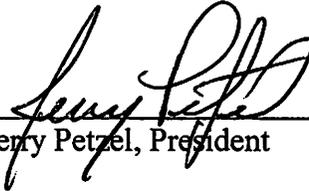
Vote: 5-0

Secretary to the BZA: Michael Lautzenheiser, Jr.

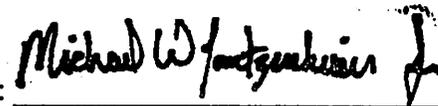
Secretary to the BZA: Michael Lautzenheiser, Jr.
Motion by: Rose Ann Barrick
Second: Jim Schwarzkopf
Vote: 5-0

ADVISORY:

The February 22, 2011, meeting of the Board of Zoning Appeals adjourned at 7:30 p.m.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary