

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel called the February 26, 2013 meeting for the Board of Zoning Appeals to order at 7:00 p.m. Four members answered roll call and Keith Masterson arrived after the first petition was heard.

James Schwarzkopf made a motion to approve the minutes from the January 22, 2013 meeting. Rose Ann Barrick seconded the motion and the minutes were approved by a 4-0 vote.

NEW ITEMS:

B13-02-05 LANCASTER TWP., NW/4 05-27N-12E Northern Wells Community Schools requests a variance to reduce the 20ft structure setback for a minor subdivision to 0ft. The property is located at 1100 E. US 224, Ossian, IN 46777. Property is zoned A-1.

Scott Mills, Superintendent of Northern Wells Community Schools, explained the building project that is occurring at Norwell High School. He stated that part of conducting the project requires bonding, which requires a school building corporation to be established for the part of the property that is being remodeled. Mr. Mills explained the reason for the variance is to separate the area that is being remodel so that it can be bonded from the rest of the property. However the division line would run through the building and would not be able to maintain a 20ft setback.

John Bloom, attorney for Northern Wells Community Schools, explained the bond issue and that it precedes the issuance of the county ordinance. He then advised the board on the existing bonds for the part of the building that the middle school and the gym occupy. Mr. Bloom explained that the conveyance to the building corporation is only temporary; and that once all of the bonds are paid off, then the property would be put back together as one piece.

Jerry Petzel stated that the Plat Committee approved the split with the condition of BZA approval.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Rose Ann Barrick

Vote: 4-0

B13-02-04 HARRISON TWP., SW/4 04-26N-12E First Church of Christ requests a variance to reduce the second front yard setback on Horton Street from 20ft to 10ft. The property is located at 909 W. Spring St, Bluffton, IN 46714. Property is zoned R-2.

Jim Miller, church member, explained the variance request to reduce the setback to 10ft for the youth center. He stated that the playground area is for the daycare, which is currently being operated out of the church. However it is going to move to the YMCA, therefore, the equipment will be removed. He also stated that the little one story

structure will be removed along with a small garage in order to construct the new facility. Mr. Miller explained that there will be no windows or lights on the north side of the new structure. He stated possible future plans for the site as well. He also explained that if they were to maintain the 20ft setback from Horton Street that the structure would cut into the existing parking lot.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: James Schwarzkopf

Vote: 5-0

Discussion

Michael Lautzenheiser, Jr. explained possible options that could be utilized in order to speed up approval process. He stated what a hearing officer is and the possible responsibilities the individual could have, if this was what the board elected to do. He also explained the second option of having combined hearings, which would be for projects that would have to go before multiple boards to get approved and give them the ability to only go before one board.

The board discussed the issues with having just one person making a decision on the petition, even though the petitioner could appeal to the full board. They also talked about the fact that, as it currently is, different areas of the county are represented and they don't want to lose the representation. Mr. Lautzenheiser explained that no decisions on this possible change would occur until after the Comprehensive Plan to see if the community wants to have a quicker petition process.

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 February 26, 2013, meeting of the Board of Zoning Appeals adjourned at 7:34pm.

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

Jerry Petzel
Jerry Petzel, President