

ROLL CALL

Rose Ann Barrick
Harry Baumgartner Jr.
Todd Fiechter
Jerry Petzel, President
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, March 22, 2016 was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by all five members.

APPROVAL OF MINUTES:

Rose Ann Barrick offered a motion to approve the minutes from the February 23, 2016 meeting and Jim Schwarzkopf seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B16-03-02 HARRISON TWP., SE/4 4-26N-12E Barkley Properties LLC requests a variance to reduce the secondary front yard setback from 20' to 8' and reduce the side yard setback from 8' to 5'. The property is located on NE corner of Townley & Johnson in Bluffton, IN 46714. Property is zoned R-2.

Josh Barkley, Barkley Properties, explained the need for the petition approval. He talked about how they are wanting to build new duplexes that will help with the housing need in Bluffton. He explained that they will be next to the current duplexes they own but will look like the duplexes they have in Ossian. Todd Fiechter asked if they would be similar to the duplex located on lot 17. Mr. Barkley explained that the duplex on Lot 17 is a ranch style and that the garages were added this past summer. Jerry Petzel & Mr. Barkley discussed the location of where the duplexes would be located. Michael Lautzenheiser, Jr. mentioned that they would look like the ones located in Ossian. Mr. Barkley explained that it would have one unit upstairs and one downstairs. Rose Ann Barrick asked if there were any calls to the office regarding this petition. Mr. Lautzenheiser, Jr. said there were none.

Michael Lautzenheiser, Jr. talked about getting deeds recorded to show new property lines from Plat Committee and also getting a letter from the City of Bluffton regarding street access.

Conditions:

Motion to approve: Jim Schwarzkopf

Second: Harry Baumgartner, Jr.

Vote: 5-0

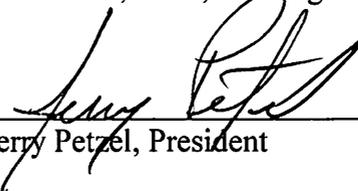
OTHER BUSINESS:

Michael Lautzenheiser, Jr. talked about the possible zoning ordinance changes including farmers markets and meat processing. He also mentioned the changes to the sign ordinance.

ADVISORY:

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 March 22, 2016, meeting of the Board of Zoning Appeals adjourned at 7:11 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.