

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel called the May 28, 2013 meeting for the Board of Zoning Appeals to order at 7:00 p.m. Five members answered roll call.

James Schwarzkopf made a motion to approve the minutes from the April 23, 2013 meeting. Rose Ann Barrick seconded the motion and the minutes were approved by a 5-0 vote.

OLD ITEMS:

B13-04-09 UNION TWP., NW/4 07-28N-11E Zane P. & Jaime L. Pine request a variance to reduce the side yard setback from 20ft to 2ft. The property is located at 10767 N 600 W, Markle, IN 46770. Property is zoned A-1.

Zane Pine stated that he would like to accept the 10ft variance that was offered at the last meeting. He measured the area and the building would fit.

Michael Lautzenheiser Jr. stated that at the last meeting there was a discussion of a 10ft maintenance agreement in order to still have a 20ft area. He then explained what was necessary to be in the document for recording.

Conditions: 10ft Maintenance agreement
Motion to Approve: James Schwarzkopf
Second: Rose Ann Barrick
Vote: 5-0

NEW ITEMS:

B13-05-10 HARRISON TWP., NE/4 03-26N-12E Eugene D. & Mary E. Palmer request a variance to reduce the side yard setback from 10ft to 5ft. The property is located at 221 Elm Grove Rd., Bluffton, IN 46714. Property is zoned R-1.

Eugene Palmer stated that they would like a 5ft variance from the utility easement for a garage. He explained that the property line butts up against an unimproved right of way for the electric company. Mr. Palmer stated that he hasn't spoken to anyone at the city about vacating it. He stated that he has talked with his neighbors about this issue.

Michael Lautzenheiser Jr. explained that the right of way was actually for a stubbed street that was never developed. He stated that where the proposed structure would be was far enough away from the other property lines. He advised that vacating the right of way may not be the answer due to the location of it being between so many properties. Mr. Lautzenheiser stated that he saw no issue with approving the variance request if the right of way can't be vacated due to the fact that it is a public property.

Conditions: Try to have the right of way vacated
Motion to Approve: James Schwarzkopf
Second: Rose Ann Barrick
Vote: 5-0

Comprehensive Plan update

Michael Lautzenheiser, Jr. updated the board on the progress of the comprehensive plan. He stated that the Steering Committee discussed the results that were received from the questionnaire and the fact that there weren't very many turned in. The Steering Committee decided to move forward with the writing process and the first public hearing for review of the document should occur sometime in September.

2014 Area Plan Office budget

Michael Lautzenheiser, Jr. discussed the two budgets that are used to run the office. He stated that the GIS budget was just for information to the board. He went through the APC budget and informed the board of areas that were cut and the reason for some additional fund in other line items. He explained that the budget is up from last year; however, last year the council asked the offices to cut back to the bare bone.

ADVISORY:

James Schwarzkopf made a motion to adjourn the meeting. Keith Masterson seconded the motion and the motion passed with a vote of 5-0. The May 28, 2013, meeting of the Board of Zoning Appeals adjourned at 7:29pm.

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

Jerry Petzel
Jerry Petzel, President