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, June 28, 2016 was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by all members.

APPROVAL OF MINUTES:
Rose Ann Barrick offered a motion to approve the minutes from the May 24, 2016 meeting and Todd Fiechter seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:
B16-06-05 HARRISON TWP., NE/4 4-26N-12E Andy Shively requests a special exception to allow housing in an approved business development for the property owner. The property is located at 118 E Wabash, Bluffton, IN 46714. Property is zoned B-1.
Andrew Shively asked the board for a special exception to allow a residence to be located within his new office/warehouse building. Todd Fiechter asked what would happen if Mr. Shively moved out or if there was a new owner. Michael Lautzenheiser, Jr. told the board that the office had received that question as well. Mr. Shively explained that his plans are to be there awhile. Jerry Petzel asked if everyone knew where the building was located. Mr. Shively said that the outside won't change except for painting and cleaning. Rose Ann Barrick asked about Mr. Fiechter's question from earlier. Mr. Lautzenheiser, Jr. suggested a recorded commitment that could be done stating that any new owner would need to reapply for the special exception. Mr. Fiechter said that anyone wanting to spend money downtown was a good thing in his eyes. Mr. Shively talked about when he lived downtown previously and how much he enjoyed it.

Commitment: Signed and Recorded commitment that any new owner would have to re-apply for a special exception
Motion to Approve with Commitment: Todd Fiechter
Second: Jim Schwarzkopf
Vote: 5-0

B16-06-06 HARRISON TWP., NE/4 4-26N-12E Michael Denton requests a variance to reduce the side yard setback from 8' to 4' for a new garage. The property is located at 410 E Cherry St., Bluffton, IN 46714. Property is zoned R-2.
Michael Denton explained to the board that he wanted to tear down the existing garage due to its condition and replace it with a new garage that it slightly larger to the east and south. Michael Lautzenheiser, Jr. said that the other side's property line setback and alley were staying the same. Jerry Petzel asked about the approach. Mr. Denton said that it was remaining the same. Rose

Ann Barrick asked about maintaining the property. Mr. Lautzenheiser, Jr. explained that there are other similar buildings in that area. Mr. Denton told the board that he could do a flush overhang so that there was a preference in the overhang he would be willing to change it. Mrs. Barrick asked how it was measured to the property line. Mr. Denton said that it included the overhang. Mr. Lautzenheiser, Jr. said that it was a 6" overhang. Mr. Petzel asked if the no overhang was requested by the board members. Mrs. Barrick and Mr. Petzel said they were ok with the 6" overhang.

Conditions:
Motion to Approve: Jim Schwarzkopf
Second: Rose Ann Barrick
Vote: 5-0

OTHER BUSINESS:
Michael Lautzenheiser, Jr. updated the board about the recent number of permits, proposed ordinance amendments, and some of the construction locations.

Rose Ann Barrick mentioned that it looked like someone was living in a camper on the corner property at US 224 & SR 1. She said that it's there all of the time. Jerry Petzel confirmed that he's seen it there too.

The July meeting was confirmed for July 26, 2016.

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 June 28, 2016, meeting of the Board of Zoning Appeals adjourned at 7:21 pm.

Jerry Petzel, President

ATTEST: Michael W Lautzenheiser Jr
Michael Lautzenheiser, Jr.

BZA 6-28-16

Roll Call: All here

Minutes: Rose Ann
2nd Todd
VOTE 5-0

B16-06-05: Shively

Andrew Shively, special exception for ~~reception~~ living residience in with new office/warehouse building.

Todd - what happens if Andy moves? can he rent?

Mike - was questioned to office

Andy - Plans are to be there for awhile

Jerry - everyone know where it is located

Andy - outside won't change except for paint / cleaning.

TFA 6-26-16

Roll Call: All here

Minutes: Rose Ann
2nd Todd
VOTE 5-0

Old-Os: Shively

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Mike - was questioned to office

Andy - plans are to be there for awhile

Dorm - everyone knew where it is located

Andy - outside won't change except for paint / cleaning

Rose Ann - asked about Todd's question

Michael - can be a recorded comment.

Todd - Anyone who wants to spend money downtown

202 w. Market a few years ago

Todd - motion to approve w/ commitment for new owner would have to reapply for special exception

2nd Jim

VOTE - 5-0

Michael + Andrew talked about state design release

B16-06-06

Michael Denton: 410 E Cherry St.
garage to be rebuilt

Michael L. - other side + alley are staying the same

Rose Ann - asked about Todd's question

Michael - can be a recorded comment

Todd - Anyone who wants to spend money downtown

208 W. Market a few years ago

Todd - motion to approve w/ commitment for new owner would have to reapply for special exception

2nd Lin

VOTE - 5-0

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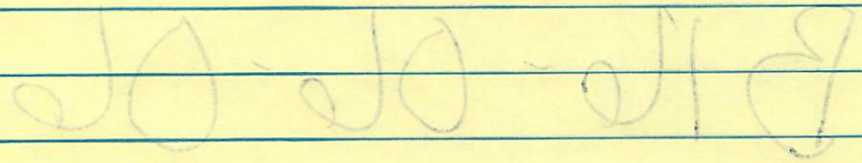

Michael Denton: 410 E Cherry St. garage to be rebuilt

Michael L - other side + alley are staying the same

Michael Denton: 4' east & 4' into yard
Jerry: approach

RoseAnn: Maintaince

Michael: other building similiar in area

Michael Denton can do flush - no overhang if preferred

RoseAnn usually measure

Michael Denton - overhang included

Michael approx. 6" overhang

Jerry no overhang requested

RoseAnn - other board members

Jerry overhang of 6" works

Jim - motion to approve
2nd Rose Ann
VOTE 5-0

Other Buiness: lots of permits, new ordinance, construction

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Jerry: approach

Rose Ann: Maintenance

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Jim - motion to approve
2nd Rose Ann
VOTE 5-0

Other Buines: lots of permits, new ordinance, construction

Rose Ann: Camper of 224 SR 1
looks like someone is living
there all time
Jerry confirmed

July mtg July 26th

Possible junk violation
224 outside of Town

Adjorn
Rose Ann
Jim
SO