

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

Vice-President, Rose Ann Barrick called the July 23, 2013 meeting for the Board of Zoning Appeals to order at 7:05 p.m. Four members answered roll call. Jerry Petzel was absent

James Schwarzkopf made a motion to approve the minutes from the June 25, 2013 meeting. Keith Masterson seconded the motion and the minutes were approved by a 4-0 vote.

**NEW ITEMS:**

**B13-07-13 JEFFERSON TWP., SW/4 08-28N-13E Shirley Richardson requests a special exception to allow a second dwelling on her property for her son. The property is located at 10437 N 750 E, Ossian, IN 46777. Property is zoned A-1.**

Paul Wilson, POA and brother-in-law to Shirley Richardson, stated that she is 75 and is need of assistance to continue to live at the residence. He explained that her home is a 2300sqft ranch home with an outbuilding, which they are interested in converting into a two bedroom residence for her son, Scott, to live in and take care of her. The residence in the outbuilding would be permanent. Mr. Wilson stated that if the property sold it could be converted into office space for a small business. He explained that the residence would be on the existing slab of the outbuilding; however it will be expanded a bit. He advised the board that the building will be on a separate septic system, but it will share a well with the dwelling.

The board commented on the possibility of having the outbuilding residence be split from the dwelling if there were enough sell offs left for the primary parcel. Mr. Wilson stated that there was enough space between the dwelling and the outbuilding residence to maintain the 20ft setback needed. He also explained that he believed there was enough road frontage to meet the 200ft requirement for a sell off.

Conditions: A written commitment will be recorded that states that the building will be converted from a residence or a minor subdivision will be done upon sale of property or when the special exception ends.

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

Vote: 4-0

**DISCUSSION:**

Jerry Petzel arrived at the meeting.

Michael Lautzenheiser, Jr advised the board that it has been 28 days since the hearing of the Mang/Leas appeal. He stated that it does not appear that an appeal of the board's decision will be filed. He advised them that he had a phone call in regards to the options to correct the violation and the suggested route is for them to file a development plan to see if they can meet the points for a CAFO. Mr. Lautzenheiser explained that the IDEM permit is still pending. Next he went on to discuss the comprehensive plan. He stated that it is at about the half

way mark and the rough drafts of the proposed zoning maps have been created. Lastly he reminded the board of the executive session with the County Council on August 6, 2013 at 6:00pm.

**ADVISORY:**

Keith Masterson made a motion to adjourn the meeting. James Schwarzkopf seconded the motion and the motion passed with a vote of 5-0. The July 23, 2013, meeting of the Board of Zoning Appeals adjourned at 7:22pm.

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

Jerry Petzel  
Jerry Petzel, President