

## 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, July 26, 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 June 28, 2016 meeting and Jim Schwarzkopf seconded the motion, minutes were approved 5-0.

**OLD ITEMS:****NEW ITEM:**

**B16-07-07 LANCASTER TWP., SE/4 33-27N-12E National Oil & Gas, Inc. requests a special exception to allow 4 storage containers to remain on the property for accessory structure use. The property is located at 409 N Main St., Bluffton, IN 46714. Property is zoned B-3.**

Trout Moser, President of Nation Oil & Gas Inc., explained to the board the different units and the items stored in each unit. He also told the board that he would be willing to paint units to match buildings they are near. Mr. Moser talked about the higher than normal amount of scrap pump units in which they are planning on taking majority to OMNI for recycling. Rose Ann Barrick asked if the item #3 was in fact 2 units making the total 5 units in question. Mr. Moser explained that there are in fact 2 units under number #3 since they are for emergency cased or overnight use for night drivers since majority of building as locked at night. Jerry Petzel asked Mr. Moser if the plan was to paint them all the same color. Mr. Moser said that there would be different colors involved. Unit 1 will match the gas station building, unit 2 will match the warehouse that it's next to, and Unit 3 (2 trailers) will be painted a grey color. Michael Lautzenheiser, Jr. asked if there are any certain chemicals that are required to be house separately. Mr. Moser explained that the unit next to the warehouse needs to be heated which they use the vents from the warehouse to heat the unit. Mr. Petzel asked if they have heard of any other complaints regarding the trailers. Mr. Moser said that the letter was the first notice of complaint to them. Mr. Petzel asked about a fence to block the junk pump accumulation. Mr. Moser told the board that anything was possible. Mr. Lautzenheiser, Jr. said that the fence to block those items isn't part of the petition. Harry Baumgartner, Jr. said that they would only need 3 sides if they decided to install a fence. Mr. Moser told the board that he was aware that the amount needs to be decreased and that they will continue to gather and reduce thru 2017 due to the government regulation changes involved with their line of work. Mrs. Barrick asked Mr. Lautzenheiser, Jr. if the painting would make them in compliance. Mr. Lautzenheiser, Jr. agreed that if painted and permitted that they would be in compliance.

Condition: Paint units as described in minutes.  
Motion to Approve with Condition: Todd Fiechter  
Second: Jim Schwarzkopf  
Vote: 5-0

**B16-07-08 HARRISON TWP., NW/4 4-26N-12E Jeffrey & Karen Prible requests a variance to increase height allowance to no more than 70' for a grain bin. The property is located at 500 S Indiana, Bluffton, IN 46714. Property is zoned I-1.**

Jeff Prible, owner, told the board that he wanted to replace the 4 bins that came down this past spring with 1 larger bin. He explained that it would have 2 less augers this way and that it would help by reducing the dust. Rose Ann Barrick asked about the wording in the height allowance. Michael Lautzenheiser, Jr. said that it was based on a calculation when the petition was turned in to make sure that it covered the total height. Todd Fiechter asked Mr. Prible what the diameter was. Mr. Prible said that it would be 42'. He explained that at the time he didn't have the information from Troxel's to give an accurate height needed but that the 70' does cover the height of the grain bin requested.

Conditions:  
Motion to Approve: Jim Schwarzkopf  
Second: Harry Baumgartner, Jr.  
Vote: 5-0

**OTHER BUSINESS:**

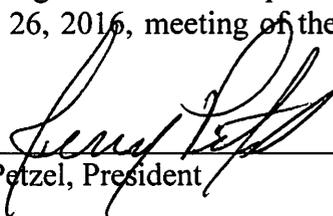
Rose Ann Barrick asked about the camper on the corner property at US 224 & SR 1. Michael Lautzenheiser, Jr. said that it looks like it moved further back on the property. Mrs. Barrick said that it's there all of the time. Jerry Petzel confirmed that he's seen it there too and feels like it is being lived in.

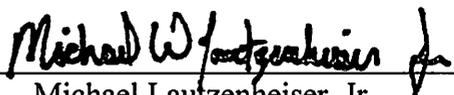
The August meeting was confirmed for August 23, 2016.

**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 July 26, 2016, meeting of the Board of Zoning Appeals adjourned at 7:19 pm.

  
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Jerry Petzel, President

ATTEST:   
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Michael Lautzenheiser, Jr.