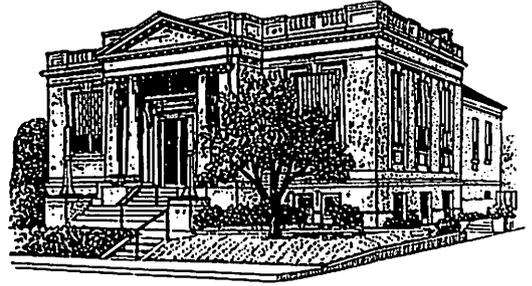


WELLS COUNTY AREA PLAN COMMISSION
WELLS CARNEGIE GOVERNMENT ANNEX
223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



July 21, 2010
**WELLS COUNTY BOARD OF
ZONING APPEALS MEETING**

TUESDAY, JULY 27, 2010, AT 7:00 P.M.
ROOM 214 (CONFERENCE ROOM) AREA PLAN OFFICE
GOVERNMENT ANNEX BUILDING 223 W. WASHINGTON ST., BLUFFTON, IN

AGENDA

ROLL CALL

APPROVAL OF MINUTES

NEW ITEM:

B10-07-05 LANCASTER TWP., SE/4 31-27N-12E Steve and Joyce Fischer requesting to reduce front yard setback from 40' ft. to 20' ft. from right-of-way for a sign. Property is located at 0957 E SR 124 and zoned A-1.

B10-07-06 HARRISON TWP., SE/4 2-26N-12E Tom and Cynthia Paxson requesting reduction of side yard setback from 20' ft. to 0' ft. for an addition to an existing barn on property located at 4742 E SR 201 in an A-1 zone.

ADVISORY:

DIRECTOR COMMENTS:

ROLL CALL

Rose Ann Barrick
Jerome Markley
Jerry Petzel, President
Mark Shaffer

Mike Lautzenheiser, Jr., Director

Jerry Petzel called the Board of Zoning Appeals meeting, July 27, 2010, to order at 7:00 p.m. Four members answered roll call; Jim Schwarzkopf was absent.

Mark Shaffer made a motion to approve the minutes from the May meeting, Rose Ann Barrick seconded the motion and the minutes were approved by a vote of 4-0.

NEW ITEMS:

B10-07-05 LANCASTER TWP., SE/4 31-27N-12E Steve and Joyce Fischer requesting to reduce front yard setback from 40' ft. to 20' ft. from right-of-way for a sign. Property is located at 0957 E SR 124 and zoned A-1.

Ryan Crismore appeared for the request to have a sign posted on the property owned by the Fisher's with a reduced front setback.

Ryan explained that the intersection at SR 124 and the by-pass is confusing for people not familiar with the area and he gets phone calls that people have gone by the entrance for the campground and end up in town somewhere. The sign will only be visible for eastbound traffic.

Sarah Meister appeared on behalf of her father, Paul Reiff who owns the parcel next to Fischers and said they have concerns on where the sign will be placed and are asking for it to be placed 20' ft from their mutual property line. There was some debate and on where that property line actually is and it was determined that must be established before any sign could be placed.

Ryan had stated that he was planning to place the sign close to a line of shrubs; Ms. Meister maintains that there is a property line marker there that indicates the property line is just one foot off from that said line of shrubs.

Conditions: Property line between the Fischer and Reiff property must be located; the reduction of front setback is approved with the condition that he can meet the 20' ft. side yard setback. And when the property line has been determined Ryan shall contact Mike to verify the placement of the sign will be in compliance for the side yard setback.

Motion to approve: Mark Shaffer

Second: Rose Ann Barrick

Vote: 4-0

B10-07-06 HARRISON TWP., SE/4 2-26N-12E Tom and Cynthia Paxson requesting reduction of side yard setback from 20' ft. to 0' ft. for an addition to an existing barn on property located at 4742 E SR 201 in an A-1 zone.

Tom Paxson represented the petition and requested that the board allow a zero setback for the addition he is proposing to an existing barn. Tom also submitted a letter from the adjoining property owner that he does not object to the addition as proposed. Also it was stated that the overhang of the building would actually be at the property line rather than the building wall.

Michael informed the board of the floodplain issues with the property and elevations that have been submitted and what will need to be done for the property to be in compliance with floodplain regulations should the board approve the zero setback for the addition.

The addition to the building must be at least 2' ft. above the floodplain elevation. There is a project that the surveyors office will be doing within the same watershed that will allow the compensating fill for the amount needed to elevate the building site on the Paxson property. There will be a 10'ft gradual slope out from the higher elevation at the building that will encroach onto the adjacent property. Per the letter submitted by the neighboring property owner there was no objection, also revealed was that a deed restriction will not allow any sell-offs or residences to be built on that property.

Conditions: Finished elevation survey is required; floodplain requirements must be met.

Motion to approve: Mark Shaffer
Second: Jerome Markley
Vote: 4-0

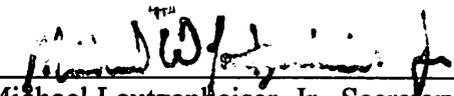
DIRECTOR COMMENTS:

ADVISORY:

The July 27, 2010, meeting of the Board of Zoning Appeals adjourned at 8:00 p.m.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary