

ROLL CALL

Rose Ann Barrick
Jerry Petzel, President
Jerome Markley
James Schwarzkopf
Keith Masterson

Michael Lautzenheiser, Jr., Secretary

Vice President, Rose Ann Barrick, called the August 23, 2011 meeting for the Board of Zoning Appeals to order at 7:00 p.m. four members answered roll call. Jerry Petzel was absent.

James Schwarzkopf made a motion to approve the minutes from the July meeting. Jerome Markley seconded the motion and the minutes were approved by a 4-0 vote.

OLD ITEM:

B11-07-15 LANCASTER TWP., SE/4 21-27N-11E RTT Investments LLC requesting a variance to reduce the front yard setback from 30' to 20', reduce the side yard setback from 10' to 1', increase the height of a sign from 20' to 22', and to increase the sign from 100 sq. ft. to 200 sq. ft. per face. Plus, allow for a second sign on the property at 2200 N. Main St. Bluffton, IN 46714. Property is zoned B-3.

Rob Troxel representing RTT Investments LLC stated that the request is to put up a billboard on Cress's old property next to Walmart. The sign would be for advertising purposes. The advertising would not necessarily be for his business. Mr. Troxel advised that the existing sign would remain and that this is a request is for a new sign. The current sign is about as close to the road as the requested sign is to be. The neighboring signs are similar distances from State Road 1. It was stated that the property to the south is where the side yard setback would be decreased to 1'. The property to the south is a gas station and is owned by Murphy's Oil. It was stated that the Murphy's Oil property is lower than that of the proposed location and that with the proposed sign being high enough, individuals could still see that gas station sign located on the building.

Conditions: None

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

Vote: 4-0

NEW ITEMS:

B11-08-17 NOTTINGHAM TWP., NW/4 15-25N-12E Mark W and Karen S Shaffer requesting a variance to reduce the sight triangle at 8878 S Walnut St, Petroleum, IN 46778. Property is zoned R-2.

Mark Shaffer stated that the request was for a reduction in the sight triangle on the west side of his property due to his fence on the north side of his property. He presented the Board with a copy of a letter from Ed Herman, Wells Co. Hwy. Dept. Supervisor, and several photographs of the fence located on his property, along with photographs of possible sight triangle violations in Petroleum. Mr. Shaffer advised that the fence was put up 9 years ago. He stated that he had requested a variance to put up his garage on the south side of the property. So he knew that he was okay to put up a fence south of the garage. The fence along the ally was brought in 1'. On the north side of the property, the fence was placed outside of the road right of way. It is 13' to the edge of the road, when it should be 40' to be in accordance with the sight triangle. At the time that the fence was put up in 2002, the ally, to the west, was over grown and could have been mistaken for land that belonged with the empty house to the west. Mr. Shaffer advised that the neighbor to the west uses the ally way as a drive way. He stated that the neighbor to the west moved into the property in 2006.

Conditions: None

Motion to Approve: James Schwarzkopf

Second: Jerome Markley

Vote: 4-0

B11-08-18 ROCKCREEK TWP., NE/4 3-27N-11E Travis Burnau requesting a variance to reduce the front yard setback from 30' to 20' for a new porch that will extend 10' from the house at 2579 W 525 N, Uniondale, IN 46791. Property is zoned A-1.

Lindsay Burnau, property owner, stated that the variance request was for a porch to be constructed on the front of the house which faces 525 N. The porch would be "L" shaped and connect with an existing porch on the side of the house. It will be 10' wide and 31' long, across the front of the house, and then then 30' along the side of the house to the existing porch. The current porch is on the west side of the house.

Conditions: None

Motion to Approve: Keith Masterson

Second: James Schwarzkopf

Vote: 4-0

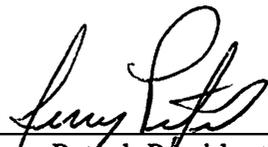
Discussion:

The upcoming wind tower project was discussed along with the Board's roll in the project. It was advised that there could be possible variances filed due to location of some of the towers. This might occur as early as the October meeting. It was determined that none of the Board members present have a lease agreement with either of the wind tower groups.

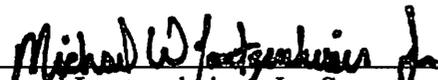
Michael advised that there would be a BZA meeting in September.

ADVISORY:

Jerome Markley made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion and the motion passed with a vote of 4-0. The August 23, 2011, meeting of the Board of Zoning Appeals adjourned at 7:30pm.



Jerry Petzel, President

ATTEST: 
Michael Lautzenheiser, Jr., Secretary