

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel called the September 25, 2012 meeting for the Board of Zoning Appeals to order at 7:00 p.m. Five members answered roll call.

Rose Ann Barrick made a motion to approve the minutes from the August meeting. James Schwarzkopf seconded the motion and the minutes were approved by a 5-0 vote.

OLD ITEMS:

B12-06-16 UNION TWP., NE/4 09-28N-11E AWS Foundation Inc is appealing the administrative decision for violation V2012-017 for an A-1 Zoning District violation of a group home. The property is located at 3224 W 1100 N, Markle, IN 46770. The property is zoned A-1.

B12-06-17 UNION TWP., SW/4 17-28N-11E AWS Foundation Inc is appealing the administrative decision for violation V2012-017 for an A-1 Zoning District violation of a group home. The property is located at 4759 W 900 N, Markle, IN 46770. The property is zoned A-1.

B12-06-18 JEFFERSON TWP., NE/4 06-28N-13E AWS Foundation Inc is appealing the administrative decision for violation V2012-017 for an A-1 Zoning District violation of a group home. The property is located at 6556 E 1200 N, Ossian, IN 46777. The property is zoned A-1.

Jerry Petzel stated that the rehearing of the appeal of the administrative decision would not be hear at this meeting and asked for a special meeting on October 9, 2012 at 7pm. (Due to an error with the legal notice, the special meeting for the rehearing was changed to October 16, 2012 at 7pm)

Conditions:

Motion to Approve: James Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

NEW ITEMS:

B12-09-26 JACKSON TWP., SW/4 35-25N-10E Paul J & Margaret E Fritts are requesting a variance to reduce the side yard setback to 10' for a 32' X 64' garage. The property is located at 11801 S. St. Rd. 3, Montpelier, IN 47359. The property is zoned A-1.

Paul Fritts stated that he would like to build a structure to put his belongings in and work out of. He advised the board that it would be constructed 2ft from the perimeter tile and 10ft from the fingers.

Michael Lautzenheiser, Jr. addressed concerns brought up by the office and the health department about the location of the structure in relation to the septic field. Health department standards are that a building should be 10ft from either the fingers or the perimeter drain.

The board then discussed the location of the septic system and other options for the location of the garage. They also questioned if he could purchase additional land from the farm to the north of his property.

Conditions:

Motion to Continue: Rose Ann Barrick

Second: James Schwarzkopf

Vote: 5-0

B12-09-27 HARRISON TWP., NE/4 26-26N-12E Ronald A Beck is requesting a variance to reduce the front yard setback to 25' for a 16' X 20' deck. The property is located at 4530 S. County Home Rd., Bluffton, IN 46714. The property is zoned A-1.

Ron Beck stated that he wants to build the deck on the back of his house, which is located on the corner of 450 S and County Home Road. He advised that the house burnt down 7 years ago and they rebuilt on the same foundation and the patio doors are too close to the road. The patio doors are where he wants the deck to be at. He also commented that 450 S runs at an angle. It's not a heavily traveled road and there are trees between his house and the road.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

Vote: 5-0

B12-09-28 LANCASTER TWP., SE/4 32-27N-12E Ventas Realty is requesting a legal non-conforming structure expansion or change to replace an existing sign with a new monument sign. The property is located at 1529 W. Lancaster St., Bluffton, IN 46714. The property is zoned R-1.

Larry Yurko, Landmark Sign Group, stated that they are replacing the existing monument sign with a new monument sign, which would be consistent with the Kindred Healthcare facilities signs across the nation. The new sign will not meet the setback requirements. However, it will not be any closer to the street than what the current one is. It will be under the height restriction, but the square footage of the face of the sign will be larger. The new sign will be internally illuminated with just the logo and wording lit and not the background. It will be constructed of aluminum to avoid rusting or deterioration over time.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Harry Baumgartner

Vote: 5-0

B12-09-29 HARRISON TWP., SE/4 04-26N-12E Bluffton Regional (Park Center) is requesting a legal non-conforming use expansion or change to explained on their existing structure with a 2125 sq.ft. addition. The property is located at 1115 S. Main St., Bluffton, IN 46714. The property is zoned R-2.

Stacy Paxson, Park Center office manager, explained the reason for the expansion was to provide additional offices for staff and bring them into one building.

John Berghoff, architect, listed other businesses within the area of the proposed property that are in the R-2 zoning. He said that the existing structure was built in 1988 in the R-2 zoning without a variance. He advised that due to the location this will be the last expansion. He stated that the addition will look the same as the existing structure.

Michael Lautzenheiser, Jr. explained the development plan for the project and the APC conditional approval.

Jody Holloway, property owner to the north of the proposed location, questioned the setbacks. He stated that the existing structure is 3-3.5ft from his property line according to a survey that he had.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Keith Masterson

Vote: 5-0

B12-09-30 LANCASTER TWP., SW/4 22-27N-12E Lowes/3Rivers Federal Credit Union is requesting a variance to add additional sign face to an existing sign. The property is located at 2105 N. Main St., Bluffton, IN 46714. The property is zoned B-3.

The filing was not complete. If the remaining items are received within a timely manner, then it could be heard at the November meeting.

Discussion:

Michael Lautzenheiser, Jr. told the board to hold on to the information from our office in regards to the AWS rehearing for the special meeting. He stated that the signs and the legal ad have been completed for the special meeting. He updated the board on the Steering Committee's meetings and the topics and questions that the committee will provide to the communities to answer.

ADVISORY:

Rose Ann Barrick made a motion to adjourn the meeting. Keith Masterson seconded the motion and the motion passed with a vote of 5-0. The September 25, 2012, meeting of the Board of Zoning Appeals adjourned at 7:33pm.

ATTEST:

Michael W. Lautzenheiser, Jr.
Michael Lautzenheiser, Jr., Secretary

Rose Ann Barrick, Vice Pres.
Jerry Petzel, President