

## ROLL CALL

Rose Ann Barrick  
Harry Baumgartner Jr.

Jerry Petzel, President  
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, September 27, 2016 was called to order by President, Jerry Petzel at 7:00 p.m. Roll call was answered by four members. Todd Fiechter was absent.

**APPROVAL OF MINUTES:**

Rose Ann Barrick offered a motion to approve the minutes from the August 23, 2016 meeting and Jim Schwarzkopf seconded the motion, minutes were approved 4-0.

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

**B16-09-10 ROCK CREEK TWP., NE/4 2-27N-11E Scott & Shavonne Gase request a variance to reduce the side yard setback from 8' to 5' for a garage addition. The property is located at 5914 N Main, Uniondale, IN 46791. Property is zoned R-2.**

Scott Gase requested a variance to build where an existing garage use to be partially located. He said that the original garage use to be 2' from the property line and he wanted the new garage to be 5' from the side property line. Jerry Petzel asked if there were any additional drawings. Michael Lautzenheiser, Jr. explained the setbacks. Mr. Petzel asked if there were any questions from neighbors, the board, or the public. Mr. Lautzenheiser, Jr. asked if the overhead door met the 20' setback. Mr. Gase explained that the garage was set back further from the road than the house and that there wouldn't be any problem meeting that setback.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Rose Ann Barrick

Vote: 4-0

**B16-09-11 HARRISON TWP., NW/4 1-26N-12E Robert & Sherry Sliger request a variance to reduce the side yard setback from 8' to 5', to reduce the secondary front yard setback from 23.5' to 6.5', and to reduce the overhead door setback from 20' to 6.5' for an attached garage. The property is located at 502 E Central Ave., Bluffton, IN 46714. Property is zoned R-2.**

Robert Sliger requested a variance to be able to build 2 garages that would be attached to the home. He explained the dimensions and explained that the electrical box along the alley blocks the access to the property on that side. Michael Lautzenheiser, Jr. explained the issue with the water line and the service to the house to the east of this property. Mr. Sliger said that he dug down 3' and couldn't find the line. Rose Ann Barrick asked if the water line was Mr. Sliger's or the neighbors. Mr. Lautzenheiser, Jr. said that it was a dual water line and that it was a private portion of the tap. He explained the concern of City Utilities and the fact that it wasn't being

corrected while construction was going on. Mr. Sliger said that the neighbor was unaware of the water line issue when he told them about it. Mrs. Barrick asked if he approached the possibility of a new water line with the neighbor. Mr. Lautzenheiser, Jr. said that it would be in their best interest to get the water line fixed now before construction instead of afterwards. Jerry Petzel asked where the garage access points were. Mr. Sliger said that they were even with the house. Mrs. Barrick asked if there were any public or additional city concerns. Mr. Lautzenheiser, Jr. said that the City's concern is the water line. Mr. Sliger said that he will work that out with the neighbor. Jim Schwarzkopf asked where the water line was located. Mr. Sliger said that it is approx. 2' from the back door of the home. Mr. Lautzenheiser, Jr. said that there would be more room from garage to street than what the drawing showed. Mr. Sliger said that it was 11' to the sidewalk. Mr. Petzel asked if there were any additional board or public questions. There were none.

Conditions:

Motion to Approve: Jim Schwarzkopf

Second: Harry Baumgartner, Jr.

Vote: 4-0

**B16-09-12 HARRISON TWP., NW/4 9-26N-12E Kevin & Beth King request a variance to increase the height allowance from 20' to 26' for a Pole Barn. The property is located at 1531 S 200 E, Bluffton, IN 46714. Property is zoned S-1.**

Kevin King asked to increase the height from 20' to 26' for a pole barn. He said that it would match the height of the house. Michael Lautzenheiser, Jr. explained that it is just outside city limits. Mr. King said that all his neighbors are ok with the project and his property is almost 5 acres. Mr. Lautzenheiser, Jr. said that the height variance included the decorative parts of the roof as well. Mr. King said that it's 23' to the peak and then an additional 3' for the weathervane. Jerry Petzel asked if there were any board or public questions. There were none.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: Jim Schwarzkopf

Vote: 4-0

**B16-09-13 JEFFERSON TWP., NW/4 30-28N-12E Jack Reel requests a special exception to allow a manufactured home for special health or family need. The property is located at 7557 N Meridian Rd., Uniondale, IN 46791. Property is zoned A-1.**

Jack Reel requested the approval for a new manufactured home on the property in order to take care of his in-laws with cancer. He said that the property is 5 acres and that they are currently working with the Health Department for the septic work that would need to be done. He said that he and his wife just want them closer so they are able to take care of them. Michael Lautzenheiser, Jr. verified that they are currently working with Health Department. Rose Ann Barrick asked why there were 2 sites on the drawing. Mr. Reel said that they were trying to give options to the manufactured home company to see which worked best. Mrs. Barrick talked about the 6 month removal timeline once the manufactured home was no longer needed. Mr. Lautzenheiser, Jr. said that it would be a recorded commitment on the removal. Mrs. Barrick said that would be a good idea to have a recorded commitment. Jerry Petzel asked if there were any addition board or public questions. There were none.

Conditions: Recorded commitment on the removal of manufactured home.  
Motion to Approve: Rose Ann Barrick  
Second: Jim Schwarzkopf  
Vote: 4-0

**B16-09-14 HARRISON TWP., SE/4 4-26N-12E Trinity Properties, LLC request a variance to reduce the rear yard setback from 10' to 3.5' for a Duplex. The property is located on the NE corner of Spring & Bennett in Bluffton, IN 46714. The property is zoned R-2.**

Chandler Gerber, Trinity Properties, explained the proposed project. He said that it is going on a lot that has been vacant for some time. Jerry Petzel asked about mowing the back of the property since it would be close to the property line. Michael Lautzenheiser, Jr. explained that the wall will be 5' from the property line and that the overhand is 3.5' from property line. Mr. Petzel asked if there were any board or public questions. Larry Schlenker asked how much of the property will be covered. He was concerned about renters. Mr. Gerber explained the screening process that the renters go thru. Mr. Schlenker and Mr. Gerber looked at the survey drawing together. Mr. Lautzenheiser, Jr. explained that the duplex is a permitted use in the zoning district. He also said that we are just looking at the back yard setback not if a duplex can be placed there or not. The public left.

Conditions:  
Motion to Approve: Harry Baumgartner, Jr.  
Second: Jim Schwarzkopf  
Vote: 4-0

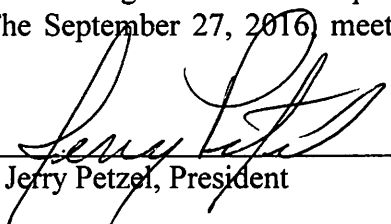
**OTHER BUSINESS:**

The October meeting was confirmed for October 25, 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 4-0. The September 27, 2016, meeting of the Board of Zoning Appeals adjourned at 7:39 pm.

  
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Jerry Petzel, President

ATTEST:   
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Michael Lautzenheiser, Jr.