

WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.
Bluffton, Indiana 46714-1955
Room 211 PHONE - 824-6407



September 22, 2010

WELLS COUNTY BOARD OF ZONING APPEALS MEETING

TUESDAY SEPTEMBER 28, 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:

B10-09-08 JEFFERSON TWP., SE/4 1-28N-11E Brandon Weiss requesting approval of a variance for a reduction in front yard setback from 50' ft to 17' ft. for a pond. Property is zoned A-1 and located at 11470 N Meridian Rd., Ossian.

OTHER BUSINESS:

ADVISORY:

DIRECTOR COMMENTS:

ROLL CALL

Rose Ann Barrick
Jerome Markley
Jerry Petzel, President
Jim Schwarzkopf
Mark Shaffer
Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, September 28, 2010, was called to order by President, Jerry Petzel at 7:00 p.m., all five members were present for roll call.

Jim Schwarzkopf made a motion to approve the August meeting minutes. Jerome Markley seconded the motion, the motion carried 4-0-1, Mark Shaffer abstained from voting, stating he was absent from the August meeting.

NEW ITEMS:

B10-08-07 JEFFERSON TWP., SE/4 1-28N-11E Brandon Weiss requesting approval of a variance for a reduction in front yard setback from 50' ft to 17' ft. for a pond. Property is zoned A-1 and located at 11470 N Meridian Rd., Ossian.

Brandon Weiss explained he put the pond in himself and he didn't know that he needed a permit. Brandon said he was asked by both Uniondale and Ossian Fire Departments to put in a dry hydrant during the construction of the pond to help with fire protection for the surrounding area. A retaining wall was planned for the road side of the pond for a barrier. The board members felt it would be in the best interest of everyone to have the retaining wall at least 3' ft. high and wrapped a few feet around the side at each corner.

County Engineer, Larry Owen and County Road Supervisor, Ed Herman visited the property and stated they didn't have a problem with the distance from the right-of-way and submitted a letter. A letter from the nearest neighbor was also submitted stating they had no issues or concerns with the pond. The section of Meridian Rd. in question only has 3 homes on it and the probability of the road being paved it was stated was highly unlikely. Brandon feels comfortable taking the risk that the road will not be improved on his side of the road per his conversation with Ed Herman and if it should be he acknowledges he will lose some of the pond.

The board discussed their obligation to enforce the ordinance and liability issues. After lengthy discussion of the actual measurement in relationship from the center of the road and right-of-way to the actual front property line it was approved with conditions.

Conditions: A retaining wall constructed of block a minimum of 3' ft. high will be installed and wrap at the corners before the coming winter. Also that it is understood that if the County makes any road improvements the retaining wall and/or pond may be at risk for demolition.

Motion to approve with conditions: Mark Shaffer
Second: Jerome Markley
Vote: 4 in favor; 1 opposing vote by Rose Ann Barrick

DIRECTOR COMMENTS:

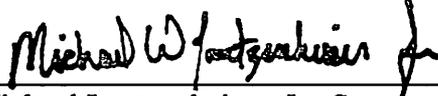
ADVISORY:

ADJOURN:

Jim Schwarzkopf made a motion to adjourn the meeting. Rose Ann Barrick seconded the motion the September 28, 2010, meeting of the Board of Zoning Appeals adjourned at 8:10 p.m.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr., Secretary