

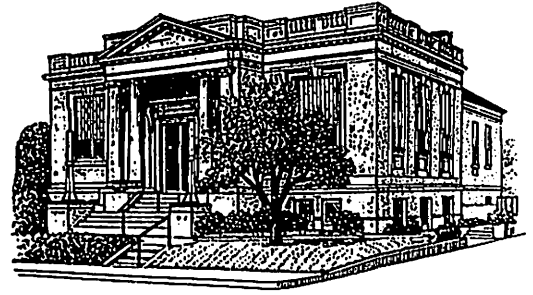
WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



**MEETING POST-PONED DUE TO WEATHER
WILL BE HELD DECEMBER 30, 2008**

WELLS COUNTY BOARD OF ZONING APPEALS MEETING

**TUESDAY, DECEMBER 30, 2008, AT 7:00 P.M.
ROOM 214 (CONFERENCE ROOM) AREA PLAN OFFICE
GOVERNMENT ANNEX BUILDING 223 W. WASHINGTON ST., BLUFFTON, IN**

AGENDA

(Petitions from the postponed December 23, 2008 Meeting)

ROLL CALL

APPROVAL OF THE MEETING MINUTES

NEW ITEM

B08-12-16 HARRISON TWP., NE/4 16-26N-12E Robert and Candi Morgan requests approval of variance petition for reduced side and rear yard setback for a pond that constructed incorrectly. Property is in an A-1 zone and located at 2920 E 200 South, Bluffton.

B08-12-17 LANCASTER TWP. SW/4 27-27N-12E Robert W. Troxel on behalf of Professional Credit Union requests approval for non-conforming use expansion/change petition for a new sign. Property is located at 1331 Baker Place and zoned B-2.

ADVISORY:

DIRECTOR COMMENTS:

ATTORNEY COMMENTS:

ROLL CALL

Rose Ann Barrick
Joe Langel
Jerry Petzel, President
Jim Schwarzkopf
Mark Shaffer

The Board of Zoning Appeals meeting, December 30, 2008, was called to order by Jerry Petzel, President, shortly after 7:00 p.m. All five members were present for roll call. (Meeting was rescheduled from the December 23, 2008 date due to weather)

Mark Shaffer offered a motion to approve the minutes from the last meeting and Joe Langel seconded the motion and the motion carried 5-0.

NEW ITEMS:

B08-12-16 HARRISON TWP., NE/4 16-26N-12E Robert and Candi Morgan requests approval of a variance petition for reduced side and rear yard setback for a pond that was constructed incorrectly. Property is in an A-1 zone and located at 2920 E 200 South, Bluffton.

Robert Morgan appeared for the variance request and explained that he had incorrectly assumed that the excavator had taken care of getting a permit and knew the regulations for ponds. Mr. Morgan said he had been caught in the middle and the excavator has not been willing to talk to him and he wants to get the matter handled. Mr. Morgan also related he had previously been before the drainage board to get approval for a reduction in setback from the Ehle Legal Drain right-of-way.

After some discussion it was determined the reduction of setback will not be harmful, a detriment or change the character of the surrounding area.

Mr. Morgan expressed his feelings that excavators be held accountable for their work. The board members agreed and said their hands are somewhat tied until Wells County requires contractors to be licensed and registered to work in this county. The procedure implemented for getting a pond permit now requires the property owner and excavator if possible to meet with the plat committee before a permit will be issued.


Motion to approve: Joe Langel
Second: Jim Schwarzkopf
Vote: 5-0

B08-12-17 LANCASTER TWP. SW/4 27-27N-12E Robert W. Troxel on behalf of Professional Credit Union requests approval for non-conforming use expansion/change petition for a new sign. Property is located at 1331 Baker Place and zoned B-2.

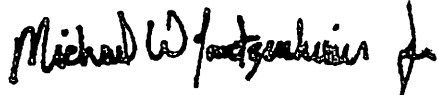
Petition was removed from the agenda as it was determined it was not necessary.

ADVISORY:

Mark Shaffer made a motion to adjourn and Joe Langel seconded the motion all members concurred and the December meeting of the Board of Zoning Appeals adjourned at 7:30 p.m.



BZA Board President
BZA Board Vice-President

ATTEST: 

Michael Lautzenheiser, Secretary