

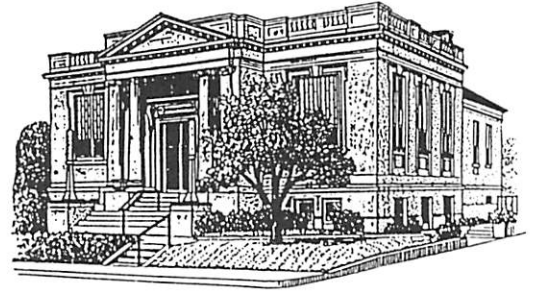
# WELLS COUNTY AREA PLAN COMMISSION

WELLS CARNEGIE GOVERNMENT ANNEX

223 W. Washington St.

Bluffton, Indiana 46714-1955

Room 211 PHONE - 824-6407



June 17, 2008

## WELLS COUNTY BOARD OF ZONING APPEALS MEETING

TUESDAY, JUNE 24, 2008, 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 THE MEETING MINUTES

#### NEW ITEMS

B08-06-07 JEFFERSON TWP., NE/4 16-28N-12E Joel Fremion requesting reduction of front yard setback at 102 Bittersweet Lane, Ossian in an R-1 zoning district.

B08-06-08 HARRISON TWP., NE/4 9-26N-12E Randy Harnish requesting special exception for a residence in an I-1 zone at 1427 S Main St.

#### ADVISORY:

#### DIRECTOR COMMENTS:

#### ATTORNEY COMMENTS:

ROLL CALL

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

Michael Lautzenheiser, Jr., Secretary

President, Jerry Petzel, called the Board of Zoning Appeals meeting, June 24, 2008; to order at 7:00 p.m.; all 5 members answered roll call.

Joe Langel offered a motion to approve the minutes from the May BZA meeting; Jim Schwarzkopf seconded the motion the minutes were approved 5-0.

**NEW ITEM:**

**B08-06-07 JEFFERSON TWP., NE/4 16-28N-12E Joel Fremion requesting reduction of front yard setback at 102 Bittersweet Lane, Ossian in an R-1 zoning district.**

Petition continued due to the absence of representation.

**B08-06-08 HARRISON TWP., NE/4 9-26N-12E Randy Harnish requesting special exception for a residence in an I-1 zone at 1427 S Main St.**

Randy Harnish represented the petition stating a few years he had a development plan approved that included the last U-Store building on this property and it included an office. Since that time he has decided he would like to include a residence as part of the last building for an on-site manager to reside.

Randy said the national trend is to have an on-site manager and it provides another level of security to have someone residing on the property to monitor the coming and going saying it is a 24 hour 7 day a week business. Just having an office on-site and someone being there normal business hours 9 to 5 would not be that beneficial as most people come before or after those hours and on weekends.

The last building will be the same type design and material as the first units, this unit will include 18 more storage units, 2,400' sq. ft. office, residence with garage and also a storage space for the maintenance equipment for the property.

The existing storm water detention area is larger than required; as dirt from the area was used to build a building pad and consequently made the detention area 18' ft. longer.

Director, Michael Lautzenheiser pointed out there were two minor errors in the Findings of Fact of Ruling that will need to be corrected.

Motion by: Mark Shaffer; Seconded by Joe Langel

Vote: 5-0

Conditions: Findings of Fact and Ruling will be revised with the correct IC Section number.

**DIRECTORS COMMENTS:**

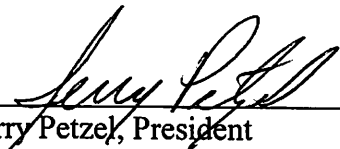
Michael related to the board that Mr. Fremion has already started building.

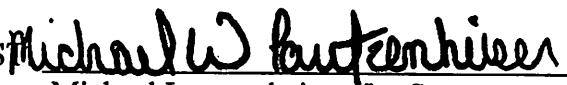
**ADVISORY:**

Rose Ann Barrick stated the proposed garage that Mr. Fremion is seeking a variance for violates the covenants of Rose Ann Heights Addition.

Board members directed Michael to issue a stop work order to Mr. Fremion.

Rose Ann Barrick made a motion to adjourn the meeting; Mark Shaffer seconded the motion and the meeting was adjourned at 7:45 p.m.

  
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Jerry Petzel, President

ATTEST   
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Michael Lautzenheiser, Jr., Secretary