**Boone County Board of Zoning Appeals**

**February 22, 2023 at 7:00 PM**

**Lamar Meeting Room- Boone County Government Building**

**Members Attending:** Brent Henschen, Kasey Copeland, Danielle Morrison and John Merson

**Members Absent:** Sam Mitchell

**Staff Attending:** Ashley Elliott (APC Administrative Assistant) and Bob Clutter (Attorney for the Boone County BZA)

**A. Administrative Issues**

**1.** John Merson opened the meeting at 7:00 pm by leading the pledge of allegiance.

 Introductions followed.

**2. Determination of Quorum:** 4 of 5 members present.

**3. Approval of Minutes for December 21, 2022 meeting:**

Kasey Copeland made a motion to approve the minutes from December 21, 2022.

Brent Henschen seconded the motion. Motion carried 4-0.

**4.** **Approval of the Agenda:**

None at this time.

**B. Old Business Public Hearings:**

**1. 22WA-14-251 Robert and Carla Phillips; Staff Report Typo - Petitioner applied for a Development**

Standard Variance for 104.5 feet between two dwellings. Staff report stated 115 feet between two dwellings. Need motion to approve the correction.

Brent Henschen made a motion to approve 22WA-14-251 the Development Standard Variance correction of 104.5 feet between the two dwellings.

Kasey Copeland seconded the motion. Motion carried 4-0.

**2. 22WA-7-255 Jon Giles; Special Exception for a New Single Family Home**

Attorney Bob Clutter read the staff report.

Jon Giles came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. No questions or issues were raised by Board Members.

Kasey Copeland made a motion to approve 22WA-7-255 with the conditions stated in the staff report.

Danielle Morrison seconded the motion. Motion carried 4-0.

**3. 22MA-14-242 Cornerstone Cemetery; Development Standard Variance for Lot Size**

Attorney Bob Clutter read the staff report.

Samuel Henen and Alamir Malaty came forward on behalf of this petition. One person came forward with adjoining property to this petition and wanted to know about many burials could be put on this size of lot.

John Merson closed the public hearing and opened it to the board. The only concern is that per the Ordinance it’s a minimum of 5 acres for a Cemetery and this petition is requesting a variance for a Cemetery on 1.94 acres.

Brent Henschen made a motion to deny 22MA-14-242.

Kasey Copeland seconded the motion. Motion carried 4-0.

**4. 22CE-7-268 DMC Trust/Ryan Stroud; Special Exception for a New Single Family Home**

Attorney Bob Clutter read the staff report.

Ryan Stroud came forward on behalf of this petition. A neighboring property owner came forward and is against the petition because she stated there is already 2 dwellings on this property and doesn’t like the way it looks.

John Merson closed the public hearing and opened it to the board. No questions or issues were raised by Board Members.

Danielle Morrison made a motion to approve 22CE-7-268 with the conditions stated in the staff report.

Brent Henschen seconded the motion. Motion carried 4-0.

**C. New Business Public Hearings:**

**1. 23JE-7-008 Larry and Mary Dorris; Special Exception for a New Single Family Home**

Attorney Bob Clutter read the staff report.

John Lefter came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. No questions or issues were raised by Board Members.

Kasey Copeland made a motion to approve 23JE-7-008 with the conditions stated in the staff report.

Brent Henschen seconded the motion. Motion carried 4-0.

**D. Reports, Resolutions, Communication & General Discussion**

**1. Election of 2023 BZA Officers**

John Merson stated the board needed to do 2023 Election of Officers.

Kasey Copeland made a motion to appoint John Merson as President and Danielle Morrison seconded the motion. Motion carried 4-0.

Kasey Copeland made a motion to appoint Brent Henschen as Vice President and Danielle Morrison seconded the motion. Motion carried 4-0.

With no further business, ­­­­­­­­­­­­­­­­­Brent Henschen made a motion to adjourn at 7:52pm.

Kasey Copeland seconded the motion. Motion carried 4-0.