**Boone County Board of Zoning Appeals**

**April 26, 2023 at 7:00 PM**

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

**Members Attending:** Brent Henschen, Kasey Copeland, Danielle Morrison, Sam Mitchell and

John Merson

**Members Absent:** None

**Staff Attending:** Stephen Elkins (Executive Director), Ashley Elliott (APC Administrative Assistant) and Keenan Wilson (Representative 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:** 5 of 5 members present.

**3. Approval of Minutes for March 22, 2023 meeting:**

Tabled Until the May 24th BZA Meeting.

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

None at this time.

**B. Old Business Public Hearings:**

None at this time.

**C. New Business Public Hearings:**

**1. 23JA-7M-001 Andrew and Roxanne Mitchell; Special Exception and Minor Subdivision Plat**

Stephen Elkins read the staff report.

Jim Swift 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.

Brent Henschen made a motion to approve 23JA-7M-001 with the conditions stated in the staff report.

Kasey Copeland seconded the motion. Motion carried 5-0.

**2. 23MA-7-033 Brian Kincaid; Special Exception for a New Single Family Home**

Stephen Elkins read the staff report.

Brian Kincaid 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.

Danielle Morrison made a motion to approve 23MA-7-033 with the conditions stated in the staff report.

Sam Mitchell seconded the motion. Motion carried 5-0.

**3. 23MA-7M-040 John and Kendra Chastain; Special Exception and Minor Subdivision Plat**

Stephen Elkins read the staff report.

John and Kendra Chastain 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.

Brent Henschen made a motion to approve 23MA-7M-040 with the conditions stated in the staff report.

Danielle Morrison seconded the motion. Motion carried 5-0.

**4. 23SC-7-041 & 23SC-14-063 Jared and Crystal Cole; Special Exception for a New Single Family Home and (2) Development Standard Variance for 2 Primary Structures at the same time; 6 Months to Tear Down Original House.**

Stephen Elkins read the staff report.

Jared and Crystal Cole 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.

Sam Mitchell made a motion to approve 23SC-14-063 with the conditions stated in the staff report.

The special exception 23SC-7-041 was determined that it is not needed due to a home already on the site and will be refunded $275. Danielle Morrison seconded the motion. Motion carried 5-0.

**5. 23WO-7-052 & 23WO-14-065 William and Bonnie Prestin; Special Exception for a New Single Family Home and (2) Development Standard Variance for 2 Primary Structures at the same time; 6 Months to Tear Down Original House.**

Stephen Elkins read the staff report.

William and Bonnie Prestin 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 23WO-14-065 with the conditions stated in the staff report. The special exception 23WO-7-052 was determined that it is not needed due to a home already on the site and will be refunded $275. Brent Henschen seconded the motion. Motion carried 5-0.

**6. 23WA-14-053 David Harmer; Development Standard Variance to Build an Accessory Structure prior to a Primary Structure**

Stephen Elkins read the staff report.

David Harmer 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.

Sam Mitchell made a motion to approve 23WA-14-053 with the conditions stated in the staff report and will sign an affidavit that will start the home within 1 year.

Kasey Copeland seconded the motion. Motion carried 5-0.

**7. 23CL-7-054 Richard Barker; Special Exception for a New Single Family Home**

Stephen Elkins read the staff report.

Richard Barker 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.

Sam Mitchell made a motion to approve 23CL-7-054 with the conditions stated in the staff report.

Kasey Copeland seconded the motion. Motion carried 5-0.

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

None at this time.

With no further business, ­­­­­­­­­­­­­­­­­Brent Henschen made a motion to adjourn at 8:13pm.

Danielle Morrison seconded the motion. Motion carried 5-0.