**Boone County Board of Zoning Appeals**

**June 28, 2023 at 7:00 PM**

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

**Members Attending:** Brent Henschen, Kasey Copeland, Sam Mitchell, John Merson and

Danielle Morrison

**Members Absent:** None

**Staff Attending:** Stephen Elkins (Executive Director), Ashley Elliott (APC Administrative Assistant) and Keenan Wilson (Representative Attorney for the Boone County BZA and APC)

**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 May 24, 2023 meeting:**

Sam Mitchell made a motion to approve the minutes from May 24, 2023.

Brent Henschen seconded the motion. Motion carried 5-0.

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

Agenda Item 22WO-7-244 and 23WO-14-232 Josh Hobson; Special Exception and Variance for an Outdoor Event and Wedding Venue – Petitioner withdrew Petitions.

**B. Old Business Public Hearings:**

None at this time.

**C. New Business Public Hearings:**

**1. 23JE-7M-009 Gott Ag, LLC; Special Exception and Minor Subdivision Plat**

Stephen Elkins read the staff report.

Brian Gott came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. A neighboring property owner came forward with questions on how the property was being divided and his questions were answered by the board.

Brent Henschen made a motion to approve 23JE-7M-009 with the conditions stated in the staff report.

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

**2. 23SC-7-112 & 23SC-14-113 Tony Richardson; Special Exception for a New Single Family Home and Development Standard Variance to Build a Barn before the Home**

Stephen Elkins read the staff report.

Tony Richardson 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-7-112 and 23SC-14-113 with the conditions stated in the staff report. Brent Henschen seconded the motion. Motion carried 5-0.

**3. 23JE-14-115 Michael Poppe; Development Standard Variance on Barn Size Bigger than the Home**

Stephen Elkins read the staff report.

Michael Poppe 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-14-115 with the conditions stated in the staff report.

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

**4. 22WO-7-244 & 23WO-14-232 Josh Hobson; Special Exception and Variance for an Outdoor Event and Wedding Venue**

Petitioner withdrew petitions.

**5. 23HA-7M-222 Michael and Patricia Klink; Special Exception and Minor Subdivision Plat**

Stephen Elkins read the staff report.

Michael Klink came forward on behalf of this petition. A neighboring property owner came forward with concerns on future drainage issues/additional flooding to his property. Executive Director Stephen Elkins spoke about this concern and said the Surveyor’s Office wanted some changes and basements are not recommended.

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 23HA-7M-222 with the conditions stated in the staff report. Brent Henschen seconded the motion. Motion carried 5-0.

**6. 23CE-14-223 Gary and Lana Smith; Development Standard Variance on Barn Size Bigger than the Home**

Stephen Elkins read the staff report.

Mike Andreoli 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 23CE-14-223 with the conditions stated in the staff report.

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

**7. 23CL-7-226 Brent and Kelly Moon; Special Exception for a New Single Family Home**

Stephen Elkins read the staff report.

Brent Moon 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-7-226 with the conditions stated in the staff report.

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

**8. 23JE-14-229 Mitchell and Vivian Norman; Development Standard Variance for Accessory Structure within 40 Foot Agricultural Buffer**

Stephen Elkins read the staff report.

Kyle Whitely 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 23JE-14-229 with the conditions stated in the staff report.

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

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

None at this time.

With no further business, ­­­­­­­­­­­­­­­­­Danielle Morrison made a motion to adjourn at 7:38pm.

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