**Boone County Board of Zoning Appeals**

**March 27, 2024, at 7:00 PM**

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

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

**Members Absent:** Danielle Morrison

**Staff Attending:** Stephen Elkins (Executive Director), Ashley Elliott (Administrative Assistant) and

Amy Nooning (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:** 4 of 5 members present.

**3. Approval of Minutes for January 24, 2024, meeting:**

Brent Henschen made a motion to approve the minutes from January 24, 2024.

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

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

Executive Director Stephen Elkins stated the petition for Adam Perkins will be tabled until the April 24, 2024, meeting due to public notices.

**B. Old Business Public Hearings:**

None at this time.

**C. New Business Public Hearings:**

**1. 24HA-7-037 Nicholas and Gabrielle Starkey/ Donald and Jennifer Lee; Special Exception for Minor Subdivision Plat**

Stephen Elkins read the staff report.

Nicholas Starkey 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 24HA-7-037 with the conditions stated in the staff report.

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

**2. 24MA-14-017 Corey Wilcox; Development Standard Variance(s) to Build an Accessory Structure on a Parcel with No Primary Structure and to Build on a Parcel with No Frontage on a Road**

Stephen Elkins read the staff report.

Corey Wilcox 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 24MA-14-017 with the conditions stated in the staff report.

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

**3. 24CL-14-023 Edwin Lamb; Development Standard Variance for 2 Primary Structures on the Same Lot for a 6 Month Period**

Stephen Elkins read the staff report.

Edwin Lamb 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 24CL-14-023 with the conditions stated in the staff report.

Sam Mitchell seconded the motion. Motion carried 4-0.

**4. 24JA-7-028 DMM Asset Protection Trust/ Danny and Margaret Mitchell; Special Exception for a New Single Family Home**

Prior to the petition Sam Mitchell reclused himself due to this petitioner being family.

Stephen Elkins read the staff report.

Danny Mitchell 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 24JA-7-028 with the conditions stated in the staff report.

Kasey Copeland seconded the motion. Motion carried 3-0.

**5. 24MA-7M-030 Plot Holders, LLC and Land Merchants, LLC; Special Exception and Minor Subdivision Plat**

Stephen Elkins read the staff report.

Bill Evans came forward on behalf of this petition. A few individuals came forward with concerns of having thought you needed to have 5 acres to build instead of 2 acres, but the Ordinance was changed years ago.

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 24MA-7M-030 with the conditions stated in the staff report.

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

**6. 24JE-7M-045 John Gott/ Riner Farms, Inc.; Special Exception and Minor Subdivision Plat**

**24JE-14-046 John Gott/ Riner Farms, Inc.; Development Standard Variance for 3:1 Width to Depth**

**Ratio**

Stephen Elkins read the staff report.

Jim Swift with Swift Consulting 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 24JE-7M-045 with the conditions stated in the staff report.

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

Kasey Copeland made a motion to approve 24JE-14-046 with the conditions stated in the staff report.

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

**7. 24CE-14-032 Adam Perkins; Development Standard Variance(s) for an Accessory Structure within**

Tabled until the BZA April 24, 2024, meeting due to lack of Newspaper Notice.

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

None at this time.

With no further business, ­­­­­­­­­Brent Henschen made a motion to adjourn at 7:30pm.

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