**Boone County Area Plan Commission**

**June 5, 2024 - 7:00 PM**

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

**Members Attending:** Dan Fry, Dustin Plunkett, John Merson, Tad Braner, Carol Cunningham, Jay Schaumberg, and Kasey Copeland

**Members Absent:** None

**Staff Attending:** Deborah Luzier (Planning Director), Ashley Elliott (Administrative Assistant) and

Bob Clutter (Attorney for the Boone County BZA and APC)

**A. Administrative Issues**

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

Introductions followed.

**2. Determination of Quorum:** 7 of 7 members present

**3.** **Approval of the Agenda:**

None at this time.

**4. Approval of Minutes for April 3, 2024:**

Carol Cunningham made a motion to approve the minutes from April 3, 2024, meeting.

Kasey Copeland seconded the motion. Motion carried 7-0.

**A. Old Business Public Hearings:**

None at this time.

**B. New Business Public Hearings:**

**1. 24JA-7M-083 Brent Gick; Special Exception and Minor Subdivision Plat**

Attorney Bob Clutter read the staff report.

Brent Gick came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. Carol Cunningham from the Surveyor’s Office stated it’s a sensitive area, but no floodplain on the proposed lots and the Gick’s will be using the perimeter drain on the rear property to the north and expressed would like to see no basements but would have to go through a process if proposed.

Kasey Copeland made a motion to approve 24JA-7M-083 with the conditions stated in the staff report.

Dustin Plunkett seconded the motion. Motion carried 7-0.

**2. 24JE-25-085 Chad and Michelle Timmons; Plat Amendment**

Attorney Bob Clutter read the staff report.

Chad and Michelle Timmons came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. Carol Cunningham the Boone County Surveyor questioned the determination of the previous director’s opinion (Stephen Elkins) in the fact that the Timmons didn’t need to go through this process.

Tad Braner made a motion to approve 24JE-25-085 with the conditions stated in the staff report.

Jay Schaumberg seconded the motion. Motion carried 7-0.

**3. 24SC-22-089 Zach Martin; Minor Residential Subdivision Plat**

Attorney Bob Clutter read the staff report.

Zach Martin came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. Discussion was stated that the plat be signed off on and then the plat and easement be recorded together with the correct instrument numbers.

Dan Fry made a motion to approve 24SC-22-089 with the conditions stated in the staff report and that the easement be filed with the subdivision plat.

Dustin Plunkett seconded the motion. Motion carried 7-0.

**4. 24JE-7M-090 Landon Sorge; Special Exception and Minor Subdivision Plat**

Attorney Bob Clutter read the staff report.

Gene Gosewehr 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.

Jay Schaumberg made a motion to approve 24JE-7M-090 with the conditions stated in the staff report and the drainage easement across the adjoining property to the west and building the tile prior to approval and a perimeter drain would be required.

Carol Cunningham seconded the motion. Motion carried 7-0.

**C. Violations Report:**

None at this time.

**D. Administrative Matters:**

1. Zoning Ordinance and Subdivision Control Ordinance – Discussion

2. Application Packets and Procedures – Discussion

3. Zoning Maps - Discussion

With no further business, Kasey Copeland made a motion to adjourn at 7:58pm.

Dustin Plunkett seconded the motion. Motion carried 7-0.