

Boone County Board of Zoning Appeals
August 28, 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: 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 7:00 pm by leading the Pledge of Allegiance. Introductions followed.

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

3. Approval of Minutes for July 24, 2024, meeting:

Kasey Copeland made a motion to approve the minutes from July 24, 2024. Brent Henschen seconded the motion. Motion carried 4-0.

4. Approval of the Agenda:

None at this Time.

B. Old Business Public Hearings:

1. 24SC-7M-108 and 24 Dick and Michele Threlkeld; Special Exception and Minor Subdivision Plat and 3:1 Lot to Depth Ratio and shared driveway

Deborah Luzier read the staff report.

Dick Threlkeld came forward on behalf of this petition. No one else came forward.

John Merson closed the public hearing and opened it to the board. John Merson noted for the recorded record that the map should be 450 North and 900 West. Also, in TAC comments 500 West is referenced twice and it's 900 West and per Nick Parr with the Boone County Highway Department it is still a 40-foot Right-a-Way.

Brent Henschen made a motion to approve 24SC-7M-108 with the conditions stated in the staff report and the commendation stating on lot 3 not be further subdivided.

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

C. New Business Public Hearings:

1. 24SC-7-112 Brian Eritano; Special Exception to Build a New Single-Family Home

Deborah Luzier read the staff report.

Brian Eritano 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 24SC-7-112 with the conditions stated in the staff report and a variance be required before a home can be constructed. Petitioner will need to come back for the variance approval.

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

2. 24JE-14-140 Matthew Wilson; Development Standard Variances for the Accessory Structure Larger than the Primary Structure and within the 40 Foot Agricultural Buffer

Deborah Luzier read the staff report.

Matthew Wilson 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 24JE-14-140 with the conditions stated in the staff report.

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

3. 24CE-14-146 Steven and Josephine Kiel; Development Standard Variance to Reside in a Camper on the Property while the Home is under Construction

Deborah Luzier read the staff report.

Steven Kiel 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 24CE-14-146 with the conditions stated in the staff report and the additional requirement that the camper not be used as living quarters after 1 year time line.

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

4. 24CE-14-154 Angela Humphress; Development Standard Variance for an Accessory Structure within the 40 Foot Agricultural Buffer

Deborah Luzier read the staff report.

Angela Humphress 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 24CE-14-154 with the conditions stated in the staff report and the encroachment within the Agricultural buffer.

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

5. 24MA-7-157 Christopher Shell; Special Exception to Build a New Single-Family Home

Tabled until September 25, 2024, BZA Meeting.

6. 24WA-7M-158 & 24WA-14-166 Tom and Kerry Dull/Attorney Michael Andreoli; Special Exception and Minor Subdivision Plat, Development Standard Variances for 3:1 Lot Depth/Width Ration and No Road Frontage

Tabled until September 25, 2024, BZA Meeting.

D. Reports, Resolutions, Communication & General Discussion

None at this time.

With no further business, Kasey Copeland made a motion to adjourn at 7:51pm.

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