**Boone County Board of Zoning Appeals (BZA)**

**October 23, 2024, at 7:00 PM**

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

**Members Attending:** Brent Henschen, Danielle Morrison, Sam Mitchell and John Merson

**Members Absent:** Kasey Copeland

**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 September 25, 2024, meeting:**

Danielle Morrison made a motion to approve the minutes from September 25, 2024.

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

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

None at this time.

**B. Old Business Public Hearings:**

None at this time.

**C. New Business Public Hearings:**

**1. 24CE-14-184 Pedro Medina; Development Standard Variance for Accessory Structure within the 40-foot Agricultural Buffer**

Deborah Luzier read the staff report.

Pedro Medina came forward on behalf of this petition. The neighbor to the south of Mr. Medina’s property came forward to express he was in favor of the accessory structure.

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-14-184 with the conditions stated in the staff report.

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

**2. 24CL-7-201 David Building Group, LLC/Lucas Morton/Rilynn Turner; Special Exception for a New Single-Family Home**

Deborah Luzier read the staff report.

Paul Carroll with Davis Building Group came forward on behalf of this petition. A neighbor came forward and was just curious about what the house was going to look like.

Scott Morton came forward on wanting guidance when it came to the F.F.E. (First Floor Elevation) rule.

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 24CL-7-201 with the conditions stated in the staff report.

Danielle Morrison seconded the motion. Motion carried 4-0.

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

1. Deborah Luzier mentioned the BZA meeting for November is the night before Thanksgiving and the December meeting is the day after Christmas. She proposed to have no November meeting and change the December date to December 18, 2024, for both November and December petitions.

Brent Henschen made a motion to combine the petitions for the December 18, 2024, BZA meeting. Sam Mitchell seconded the motion. Motion carried 4-0.

1. Zoning Amendment – Discussion Update
2. Comprehensive Plan – Discussion Update
3. Fee Schedule – Discussion Update

With no further business, Brent Henschen made a motion to adjourn at 7:27pm.

Danielle Morrison seconded the motion. Motion carried 4-0.