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

**December 18, 2024, at 7:00 PM**

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

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

**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 7:00 pm by leading the Pledge of Allegiance.

Introductions followed.

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

**3. Approval of Minutes for October 23, 2024, meeting:**

Brent Henschen made a motion to approve the minutes from October 23, 2024.

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

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

None at this time.

**B. Old Business Public Hearings:**

None at this time.

**C. New Business Public Hearings:**

**1. 24JA-7-205 Richard and Marisa Price; Special Exception for a Single-Family Home**

Deborah Luzier read the staff report.

Richard and Marisa Price 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-7-205 with the conditions stated in the staff report.

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

**2. 24HA-14-234 Jerry Alexander/Michael Andreoli;** Three Development Standard Variances are requested to 1) allow an accessory dwelling, 2) the construction of an accessory structure before the primary structure, and 3) to allow an accessory structure that exceeds the maximum area.

Deborah Luzier read the staff report.

Attorney Michael Andreoli came forward on behalf of this petition. John Merson asked about the 2 other lots and Attorney Michael Andreoli responded they will be sold.

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-14-234 with the conditions stated in the staff report.

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

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

1. Director’s Announcements:

* Currently working with the Plan Commission to improve the Fee Schedule
* Will start looking at possible Ordinance Amendments regarding Accessory Dwellings to come up with standards to make them palatable and not require a Variance before the BZA
* Special Exception uses for Residential in AG and possibly making them a permitted use by right, but having an internal very thorough review process so wouldn’t necessarily have to go through the BZA

With no further business, Kasey Copeland made a motion to adjourn at 7:14pm.

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