

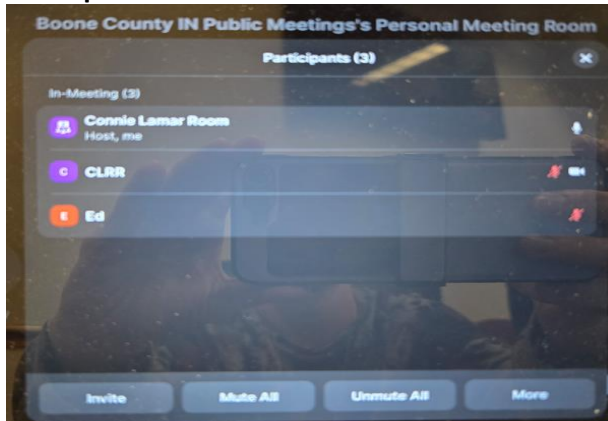
**Boone County Board of Zoning Appeals (BZA)  
April 23, 2025, at 7:00 PM  
Lamar Meeting Room - Boone County Government Building**

**Members Attending:** Brent Henschen, Jay Schaumberg, Sam Mitchell and Danielle Morrison

**Members Absent:** John Merson

**Staff Attending:** Deborah Luzier (Planning Director), Ashley Elliott (Administrative Assistant) and Bob Clutter (Attorney for the Boone County BZA and APC)

**Participants Who Attend on Zoom:**



**A. Administrative Issues**

1. Brent Henschen (Vice-President) 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 March 26, 2025, meeting:**

Jay Schaumberg made a motion to approve the minutes from March 26, 2025. Sam Mitchell 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. 25WA-7M-037 Neil and Shannon Merrell/Cross County Consulting; Special Exception for a Minor Residential Subdivision with 3 Lots**

Deborah Luzier read the staff report.

Stacy Walton with Cross County Consulting came forward on behalf of this petition. No one else came forward.

Brent Henschen (Vice-President) closed the public hearing and opened it to the board. No questions or issues were raised by Board Members.

Danielle Morrison made a motion to approve 25WA-7M-037 with the conditions stated in the staff report. Sam Mitchell seconded the motion. Motion carried 4-0.

**2. 25JA-7-038 Scott and Kara Johnson/Swift Surveying; Special Exception for a Single-Family Residence in the Agriculture (AG) District**

Deborah Luzier read the staff report.

Jim Swift with Swift Surveying came forward on behalf of this petition. No one else came forward.

Brent Henschen (Vice-President) 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 25JA-7-038 with the conditions stated in the staff report. Brent Henschen seconded the motion. Motion carried 4-0.

**3. 25JA-14-043 Larry and Wendy McMann/Andreoli; Petitioner is requesting to amend the commitments made as part of the approval of the Special Exception and Variances granted for the property to be used as a Machine Shop as part of FILE 19JA-7-250 in order to add an additional 3,200 sq. ft. structure to the site for the business use. With the construction of the new structure, the petitioner is also requesting to amend the residential proximity setback variance that was granted for the same file by an additional 65 feet (Variance to be reduced from 1,258 ft, 1,316 ft and 1,200 ft to 1,193 ft, 1,251 ft and 1,135 ft respectively)**

Deborah Luzier read the staff report.

Attorney Michael Andreoli came forward on behalf of this petition. No one else came forward.

Brent Henschen (Vice-President) 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 25JA-14-043 with the conditions stated in the staff report. Danielle Morrison seconded the motion. Motion carried 4-0.

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

**1. Director's Announcements:**

None at this time.

With no further business, Danielle Morrison made a motion to adjourn at 7:21pm.

Jay Schaumberg seconded the motion. Motion carried 4-0.

