

Boone County Board of Zoning Appeals (BZA)

Minutes of the August 27, 2025, Meeting

The Boone County Area Plan Commission met in regular session at 7:00 PM on Wednesday, August 27, 2025, in the Connie Lamar Meeting Room located on the main floor of the Boone County Annex Building at 116 W. Washington Street, Room 105, Lebanon, IN 46052 with the following personnel in attendance:

Members Attending: John Merson, Brent Henschen and Danielle Morrison

Members Absent: Jay Schaumberg

Staff Attending: Deborah Luzier (Area Plan Director) and Bob Clutter (Attorney for the Boone County BZA and APC)

[YouTube Link to Meeting](#)

DETERMINATION OF QUORUM AND PLEDGE OF ALLEGIANCE

John Merson opened the meeting at 7:08pm by leading the Pledge of Allegiance. Introductions followed.

Determination of Quorum: 3 of 4 members present.

Approval of the Agenda:
None at this time.

APPROVAL OF MINUTES FOR JUNE 25, 2025

Brent Henschen made a motion to approve the minutes from June 25, 2025, meeting. Danielle Morrison seconded the motion. Motion carried 3-0.

CONTINUED PETITION ITEMS

1. **25WO-7M-091 Elizabeth Carpenter:** Special Exception to allow a Minor Residential Subdivision in the Agricultural (AG) District. Continued until drainage outlet is secured.
 2. **25SC-7M-120 Lawrence Cammarata:** Special Exception for a Minor Subdivision in the Agricultural (AG) District as well as a Variance from 3:1 lot depth-to-width ratio. Continued until drainage outlet is secured.
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IN THE MATTER OF OLD BUSINESS

1. **25WA-14-113 James Love:** Multiple Variances for an accessory structure on a residential lot to 1) reduce the required setback from 40 feet to 15 feet; 2) allow an accessory structure to exceed the height, area, bulk and extent of the primary structure; 3) increase the permitted area of a single accessory structure from 3,000 square feet to 7,680 square feet; and 4) increase the permitted cumulative area of all accessory structures from 4,000 square feet to 15,870 square feet.

Deborah Luzier read the staff report.

James and Nikki Love came forward on behalf of this petition. James Love also named several individuals who couldn't be at the meeting that are in support of this.

Public Comments:

Dustin Ward, who is James Love's insurance agent, spoke from the Zoom link stating that the Loves have split their commercial and individual exposures.

Allen Moore, Ron Merrill and Todd Byrd came forward in support of this petition.

Motion:

Danielle Morrison made a motion to approve 25WA-14-113 with the condition there will be no commercial use or storage on site (Non-Residential Equipment Vehicles, Employees, Inside or Outside). Brent Henschen seconded the motion. Motion carried 3-0.

IN THE MATTER OF NEW BUSINESS

1. 25JA-7V-140 AMG Technology Investment Group: Special Exception to construct a cell tower in the Agricultural (AG) District and the Major Thoroughfares Overlay District as well as Variances for the tower type and landscaping.

Deborah Luzier read the staff report.

Tim Trotter came forward on behalf of this petition.

Public Comments:

Jack Bowen had no objection but wanted to comment about trees and surrounding property owners and who would maintain them.

Motion:

Brent Henschen made a motion to approve 25JA-7V-140 in the Overlay District but are requiring the shrubs be a minimum of 6 feet on all four sides of the compound and a written commitment that the landowner won't disturb the shrubs.

Danielle Morrison seconded the motion. Motion carried 3-0.

2. 25JE-7M-141 John Harrison: Special Exception for a Minor Residential Subdivision with 3 lots in the Agricultural (AG) District as well as a Variance from the 3:1 lot depth-to-width ratio.

Deborah Luzier read the staff report.

John Harrison came forward on behalf of this petition.

Public Comments:

None.

Motion:

Danielle Morrison made a motion to approve the Special Exception and Variance for 25JE-7M-141. Brent Henschen seconded the motion. Motion carried 3-0.

3. 25JE-7M-145 William Riegel: Special Exception for a Minor Residential Subdivision in the Agricultural (AG) District and a Variance from the road frontage requirement.

Deborah Luzier read the staff report.

Attorney Michael Andreoli came forward on behalf of this petition.

Public Comments:

None.

Motion:

Brent Henschen made a motion to approve 25JE-7M-145 as presented.

Danielle Morrison seconded the motion. Motion carried 3-0.

VIOLATION REPORT

None at this time.

ADMINISTRATIVE MATTERS

1. **Director's Announcements:** None

ADJOURNMENT

With no further business, Brent Henschen made a motion to adjourn at 8:47pm.

Danielle Morrison seconded the motion. Motion carried 3-0.

