

BOARD OF ADJUSTMENT  
HARRISON COUNTY

REGULAR MEETING

MEETING MINUTES  
APRIL 3, 2017

EMA Conference Room

6:00 P.M.

Call to Order

Chairperson Re'Jeana Craft called the meeting to order.

Present: Re'Jeana Craft-Chairman, Carl Nunnelley and Ray Sanders

Bonnie Skinner-Director

Rochelle Boland-Legal Counsel

Charlene Fuller-Office Manager

Absent: James Switzer and David Lawler

Minutes-December 5th, 2016:

Carl Nunnelley made a motion to approve the minutes of December 5, 2016 as presented. Ray Sanders seconded. Craft, Nunnelley and Sanders voted yes. None voted no. Motion Passed 3-0.

Items for postponement or withdraw:

None.

Old Business

1. None.

2. New Business

A. #2017-HB-01, Tina McNay-Request for Conditional Use for Balloons with Extras Business for property at 3650 Old Lair Road. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.0.C.22)

Ray Sanders made a motion to approve the condition use for Balloons with Extras Business for property at 3650 Old Lair Road based on the findings: The conditional use will not have significant impact on adjoining properties and shall meet the following conditions: 1.) There will only be two employees permitted at the Project Site. 2.) The hours of operation are Monday and Tuesday, 3:00 pm to 6:00 pm; Wednesday to Saturday, 10:00am to 5:00 pm with no hours on Sunday. 3.) The Applicant shall return to the Board of Adjustment prior to any change which affects the approved conditions. 4.) The Applicant will obtain a sign permit. 5.) No more than two wreaths may be permitted outside and only during business hours. Carl Nunnelley seconded. Craft, Nunnelley and Sanders voted yes. None voted no. Motion Passed 3-0.

B. #2017-HB-02, James Davis-Request for Variances to the rear yard setback of the property line at 83 Robinson Road. Zoning: Agricultural One District (A-1). (Art. 10 Sec. 10.0.D.4)

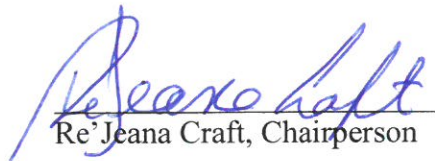
Ray Sanders made a motion to approve a dimensional variance from 20 ft. to 15 ft. to the rear yard setbacks for a storage building for property at 83 Robinson Road based on the findings: The variance will not create a hazard, the site will be in general character of the surrounding area, and is subject to compliance with all other development standards applicable to the A-1 zoning district based on the findings of fact: 1.) The special condition that exist peculiar to the site are the current location of utilities on the property. The electric lines run through the rear of the property making it impossible to construct the building within the required setbacks. The left side of the property has existing leach lines and electric pole. The right side of the property has an electric pole and existing deck. The building cannot be placed to the front of the home due to Ordinance limitations. 2.) Based on the development trends for this area, the literal interpretation of the Zoning Ordinance would deprive the Applicant of the rights enjoyed by other property owners. 3.) The special conditions noted above are not a result of previous actions of the Applicant. 4.) The requested variance is the minimum variance that will allow for the construction of the proposed building. Carl Nunnelley seconded. Craft, Nunnelley and Sanders voted yes. None voted no. Motion Passed 3-0.

## 2. Other Business

- A. Daniel Peters-conditional use on U.S. 62 W. Exterior lighting shining onto road blinding drivers. Letter to be sent for compliance of light within 10 days or bring back to BOA for revocation.
- B. Training Session-September 27<sup>th</sup>, 8:00 am-4:30 pm at the Prizing House.

## Adjourn

Carl Nunnelley made a motion to adjourn being no other discussion at 6:18 pm. Ray Sanders seconded. Craft, Nunnelley and Sanders voted yes. None voted no. Motion Passed 3-0.

  
Re' Jeana Craft, Chairperson

  
David Lawler, Secretary