

BOARD OF ADJUSTMENT
HARRISON COUNTY

REGULAR MEETING

MEETING MINUTES
AUGUST 1, 2016

EMA Conference Room

6:00 P.M.

Call to Order

Chairperson Re'Jeana Craft called the meeting to order.

Present: Re'Jeana Craft-Chairman, James Switzer-Vice Chairman, David Lawler-Secretary, Carl Nunnelley and new member Ray Sanders
Bonnie Skinner-Director
Rochelle Boland-Legal Counsel
Charlene Fuller-Office Manager

Oath of Office

Att. Rochelle Boland swore in Ray Sanders

Minutes-July 7th, 2016:

Carl Nunnelley made a motion to approve the minutes of July 7, 2016 as presented. James Switzer seconded. Nunnelley, Sanders, Switzer, Craft and Lawler voted yes. None voted no. Motion Passed 5-0.

Items for postponement or withdraw:

None.

Old Business

1. None.

2. New Business

- A. Meeting Date-The board scheduled a special meeting for September 6th since the regular meeting date fell on a holiday.
- B. #2016-16-HB, Michael Brogli-Request for Conditional Use for repair of farm trucks and recycling wood for property at 111 Ky. Hwy. 1743. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.0.C.22)
David Lawler made a motion to continue the application for a detailed description of operations and actual operations in garage and outside on the property. If not turned in the application would be denied and business shut down. Carl Nunnelley seconded. Nunnelley, Sanders, Switzer, Craft and Lawler voted yes. None voted no. Motion Passed 5-0.

- C. #2016-16-HB, Amanda DeFoe-Request for Variance to the front yard setback of the property line a room and garage addition for property at 6811 Ky. Hwy. 392. Zoning: Agricultural One (A-1) (Art. 10 Sec. 10. David Lawler made a motion to approve a dimensional variance from 50 ft. to 15 ft. to the front yard setbacks for a garage and bedroom addition under Article 10 Section 10.D.3 of the Zoning Ordinances for property at 6811 Ky. Hwy. 392, Agricultural One District (A-1) 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. Carl Nunnelley seconded. Nunnelley, Sanders, Switzer, Craft and Lawler voted yes. None voted no. Motion Passed 5-0.
- D. #2016-17-HB, Melissa Golden-Request for Conditional Use for home occupation (beauty salon) for property at 6103 U.S. 62 W. Zoning: Agricultural One (A-1) (Art. 10 Sec. 10.0.C.4) David Lawler made a motion to approve a conditional use for a home occupation (beauty salon) for property at 6103 U.S. 62 W. Agricultural One District (A-1) based on the findings: The proposed use on this property is listed as a conditional use in this present zoning, the present zoning of this property is A-1. The requested use being the granting of this conditional use will not adversely affect the immediate neighborhood with the following conditions: 1.) There would only 1 employee permitted at the project site. 2.) The hours of operation Monday through Friday, 9:00am to 6:00pm and Saturday 9:00am-12:00pm. 3.) The Building Inspector will need to review the plans. 4.) The applicant will need to return to the board of adjustments prior with any change that effects the approved conditions. 5.) If the applicant wants a sign along the road she will get a sign permit. James Switzer seconded. Nunnelley, Sanders, Switzer, Craft and Lawler voted yes. None voted no. Motion Passed 5-0.
- E. #2016-18-HB, Eugenie Redman-Request for Variance to the front yard setback of the property line at Ky. Hwy. 1842 W. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.0.D.3). David Lawler made a motion to approve a dimensional variance from 50 ft. to 14 ft. or no closer to the road than the existing footprint or which is greater to the front yard setbacks for a barn under Article 10 Section 10.D.3 of the Zoning Ordinances on a farm located on Ky. Hwy. 1842 W., Agricultural One District (A-1) 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. Carl Nunnelley seconded. Nunnelley, Sanders, Switzer, Craft and Lawler voted yes. None voted no. Motion Passed 5-0.
- F. #2016-19-HB, Charles Wagner-Request for Variances to the front and side yard setback of the property line at 1651 Bobtown Road. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.0.D.3&5) David Lawler made a motion to approve for a dimensional variance from 50 ft. to 1 ft. to the front yard setbacks and from 20 ft. to 12 ft. side yard setbacks for a residence under Article 10 Section 10.D.3&5 of the Zoning Ordinances for property at 1651 Bobtown Road, Agricultural One District (A-1). 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. James Switzer seconded. Nunnelley, Sanders, Switzer, Craft and Lawler voted yes. None voted no. Motion Passed 5-0.

1. Old Business

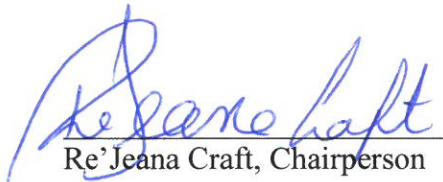
None.

2. New Business

None.

Adjourn

James Switzer made a motion to adjourn being no other discussion. David Lawler seconded. Nunnelley, Sanders, Switzer, Craft and Lawler voted yes. None voted no. Motion Passed 5-0.



Re'Jeana Craft, Chairperson



David Lawler, Secretary