

BOARD OF ADJUSTMENT
HARRISON COUNTY

REGULAR MEETING

MEETING MINUTES
NOVEMBER 25, 2019

Courthouse Community Room

6:00 P.M.

Call to Order

Chairperson Re'Jeana Craft called the meeting to order.

Present: Re'Jeana Craft-Chairman, James Switzer, David Lawler, Carl Nunnelley and Tracy Lair
Bonnie Skinner-Director
Rochelle Boland-Legal Counsel
Charlene Fuller-Office Manager

Minutes-April 22, 2019:

Carl Nunnelley made a motion to approve the minutes of April 22, 2019 as presented. James Switzer seconded. Switzer, Lawler, Craft, Nunnelley and Lair voted yes. None voted no. Motion Passed 5-0.

Items for postponement or withdraw:

None

Old Business

1. None.

2. New Business

A. #2019-HB-09, Jacob Yoder-Request for Conditional Use (metal roofing) at 4054 U.S. 27 North. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.0.C.22)

Public Comment:

Raymond Rawlings, owner of 4144 U.S. 27 N., stated he was in favor of the conditional use. He stated a metal shop was needed in Harrison County, most of the metal works is brought from out of the county.

Belinda Ison, adjacent property owner at 4116 U.S. 27 N., stated she had no problems but had a concern of a generator noise that is being used. She then stated from her front and back porches, you can hear the vibration and diesel odor from the generator. She then played a recording in evening time from her phone of the generator running. She asked if the generator could be moved to the other side of the building?

Chairman Craft asked Jacob Yoder if he could move the generator to the other side of the building?

Jacob Yoder said that he could it to the other side of the building.

Carl Nunnelley made a motion to approve a conditional use permit for construction of a metal roofing business under Article 10.C.22 of the Zoning Ordinances for property at 4054 U.S. 27 N. The property is zoned Agricultural One (A-1). The use will not have a significant impact on adjoining properties, and shall meet the following conditions:

- 1.) There would be no employees.
- 2.) Delivery made would be foils of metal and copper less than once a week.
- 3.) All manufacturing and work to be conducted inside.
- 4.) Hours of operation will be Monday to Friday, 7:00am-7:00pm; and occasionally on Saturday, 7:00am-7:00pm.
- 5.) All Material and Soffits to be stored inside building. All scrap bins to be outside and scrap metal to be remove so there would be no overflow.
- 6.) There be no more than 5 to 8 customers a day.
- 7.) The generator is to be moved to the south side of the building within the next 30 days. If the conditions can't be met, then he could return to the Board and submit an alternate proposal.

Tracy Lair Barnes seconded. Switzer, Lawler, Craft, Nunnelley and Lair voted yes. None voted no. Motion Passed 5-0.

- B. #2019-HB-10, Linville A. Haley-Request for Variance to the sideyard setback of the property line at 732 New Lair Rd. Zoning: Agricultural One (A-1). (Art. 10.0.D.5)

Carl Nunnelley made a motion to approve for a dimensional variance on the side yard setback for 16 ft. for placement of a storage building under Article 10 Section 10.0.D.5 of the Zoning Ordinances for property at 732 New Lair 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. Switzer, Lawler, Craft, Nunnelley and Lair voted yes. None voted no. Motion Passed 5-0.

- C. Brenda Bowling-Appeal

Brenda Bowling is making a request to appeal the permit penalty and appeal application fee. She had purchased land and had a doublewide manufactured home placed for her daughter and her family at 30 Hendricks Lane. She had received a letter to obtain a permit and had assumed Edgewood Homes had got it. The electrician and plumber had got their permits. It was an honest mistake. That she

had built a house in Pike County 30 years ago & was not required a permit.

Chairman Craft stated that she had researched the Pike County website and they did require building permits. Chairman Craft asked if she had contacted Edgewood Homes on obtaining the permit.

Brenda Bowling stated she had contacted Edgewood Homes and they told her she had to get the permit.

Carl Nunnelley made a motion to disapprove the request for appeal of the permit penalty and appeal application fee based on no facts presented. That Ms. Bowling contact the director for payment plan. David Lawler seconded. Switzer, Lawler, Craft, Nunnelley and Lair voted yes. None voted no. Motion Passed 5-0.

Other Business

1. Old Business

None

2. New Business

None

Adjourn

Re' Jeana Craft made a motion to adjourn being no other discussion at 6:55 pm. David Lawler seconded. Switzer, Lawler, Craft, Nunnelley and Lair voted yes. None voted no. Motion Passed 5-0.


Re' Jeana Craft, Chairperson


Carl Nunnelley, Secretary