

BOARD OF ADJUSTMENT  
HARRISON COUNTY

REGULAR MEETING

MEETING MINUTES  
JANUARY 27, 2019

Courthouse Community Room

6:07 P.M.

Call to Order

Chairperson Re'Jeana Craft called the meeting to order.

Present: Re'Jeana Craft-Chairman, James Switzer-Vice Chairman and Tracy

Lair Barnes

Bonnie Skinner-Director

Rochelle Boland-Legal Counsel

Charlene Fuller-Office Manager

Absent: David Lawler and Carl Nunnelley

Minutes-December 18th, 2018:

Traci Lair Barnes made a motion to approve the minutes of December 18, 2018 as presented. James Switzer seconded. Barnes, Switzer & Craft voted yes. None voted no. Motion Passed 3-0.

Items for postponement or withdraw:

1. Bylaw Amendments

Old Business

1. None.

2. New Business

- A. #2019-HB-01, Nancy Sayo-Request for Conditional Use (event venue) at 318 Ky. Hwy. 1842 W. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.0.C.22)

James Switzer made a motion to approve a conditional use for an event venue business based on the findings of facts from the Staff Report under Article 10.C.22 of the Zoning Ordinances for property at 318 Ky. Hwy. 1842 W. The property is zoned Agricultural One District (A-1). The use will not have a significant impact on adjoining properties and shall meet the following conditions:

- 1.) The hours of operation are seven (7) days a week, 8:00 am to 11:00 pm.
- 2.) Employees will be the owners and contract labor.
- 3.) Any changes in more labor needed in the operation the applicant will return to the Board in the future.
- 4.) Trash pickup will be provided by the property owners for proper disposal.
- 5.) Maximum occupancy of the venue will be 100 people.

- 6.) Any expansion must come before the board in the future endeavors for the venue.
- 7.) Alcohol involved will be in the renter's contract. The owners will not provide or sell alcohol on the premises.
- 8.) No overnight business guest allowed on the property.
- 9.) Port-a-toilets to be provided by the renters in contract stated.
- 10.) Parking area must be graveled.
- 11.) No fireworks permitted by the renters on the property including the owners.
- 12.) Obtain a sign permit for access sign placement on the property from the planning and zoning office.

Tracy Lair Barnes seconded. Barnes, Switzer and Craft voted yes. None voted no.  
Motion Passed 3-0.

B. #2019-HB-02, Matthew R. Ward-Request for Variance to the front and side yard setbacks of the property line at 1716 Ky. Hwy. 356. Zoning: Agricultural One (A-1). (Art. 10.0.D.3&5)

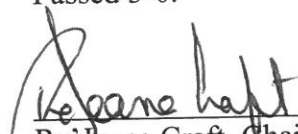
James Switzer made a motion to approve for a dimensional variance on the side yard setbacks to 7 ft. and front yard setbacks to 41 ft. for construction of a garage under Article 10 Section 10.0.D.3&5 of the Zoning Ordinances for property at 104 Dutch Chapel Road, Agricultural One District (A-1). The 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 based on the findings and facts: 1.) The special conditions of the lot size was in adherence for him to build the garage elsewhere on the property. 2.) The building that will be built is over 100 ft. off the road and more than requirement of 50 ft. front yard setback. 3.) The site development for the front yard setback is 9ft the proposed variance is 4ft. The side yard set back is 20 ft. The site development is 13 ft. with the proposed variance is 7ft. 4.) The building inspector to confirm property line markers on the setbacks. Traci Lair Barnes seconded. Barnes, Switzer and Craft voted yes. None voted no. Motion Passed 3-0.

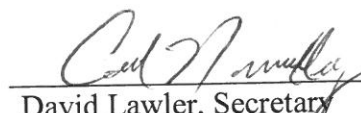
Other Business

1. Old Business  
None
2. New Business  
None

Adjourn

James Switzer made a motion to adjourn being no other discussion at 6:50 pm. Traci Lair Barnes seconded. Barnes, Switzer and Craft voted yes. None voted no. Motion Passed 3-0.

  
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Re: Jeana Craft, Chairperson

  
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David Lawler, Secretary