

BOARD OF ADJUSTMENT
HARRISON COUNTY

REGULAR MEETING

MEETING MINUTES
JANUARY 4, 2016

EMA Conference Room

6:00 P.M.

Call to Order

Chairman Don Johnson called the meeting to order at 6:00 p.m.

Present: Don Johnson-Chairman, James Switzer-Vice Chairman, Steve Eads-Secretary,
Re'Jeana Craft
Bonnie Skinner-Director
Charlene Fuller-Office Manager

Absent: David Lawler and Rochelle Boland

Minutes-December 7, 2015:

Re'Jeana Craft made a motion to approve the minutes of December 7, 2015 as presented.
James Switzer seconded. Eads, Switzer, Craft and Johnson voted yes. None voted no.
Motion Passed 4-0.

Items for postponement or withdraw:

None.

Old Business

1. None.

2. New Business

None.

Other Business

1. Old Business

A. #2015-14-HB, Steve Purdon dba Licking River Honey Farms-Conditional Use for sales of honey, jams and seasonal products at 2783 Old Lair Rd. Zoning: Agricultural One (A-1). (Art. 10 Sec. 10.0.C.22)

Action

James Switzer made a motion for approval of a conditional use for honey, jams and seasonal products under Art. 10 Section 10.0.C.22 of the Zoning Ordinances for property at 2783 Old Lair Road. 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 request use being the granting of this conditional use will not adversely affect the immediate neighborhood. There was no public comment in favor and opposition. The conditional use will serve as a complimentary service to the

neighborhood rather than a nuisance because of the onsite jams, jellies, baked goods and honey produced. The following conditions and restrictions are imposed in order to insure the use will not constitute a nuisance to the surrounding neighborhood: 1.) No additional employees; only the two owners will work in this business. 2.) Hours of operation shall be Monday-Sunday, 8:00am to 7:00pm. 3.) That the building (12x24) used for sales be re-certified as a commercial building by the Building Inspector. 4.) Sign Permit be obtained. Craft Seconded. Switzer, Craft and Johnson voted yes. Eads abstained from vote. Motion Passed 3-0.

2. New Business

- A. Charlene Craycraft-Appeal of Administrative Decision of Art. 15 Sec. 15.4.C.1 (skirting) of the Zoning Ordinances for property at 1205 Wornall Lane. Zoning: Agricultural One (A-1).

Action

James Switzer made a motion to approve the administrative appeal by Charlene Craycraft of the masonry skirting at 1205 Wornall Lane based on the findings that 1.) The appellant sought information from the building inspector at the time concerning acceptable skirting material prior to proceeding with installation. 2.) The material used is a concrete fiber material much sturdier than tin or fiberglass. 3.) The new mobile home and skirting still is an improvement over a mobile home that previously existed on this site rather than being installed where none previously existed. 4.) The use of this alternate concrete based skirting material does not adversely impact the health and safety conditions of this residence. Craft seconded. Switzer, Craft and Johnson voted yes. Eads abstained from vote. Motion Passed 3-0.

- B. Application Fee Refund Request-Charlene Craycraft made a verbal request to refund the appeal application of \$150.00.

Action

Re'Jeana Craft made a motion to not approve reimbursement the application fee of \$150.00 since the appeal has been processed. James Switzer seconded. Switzer, Craft and Johnson voted yes. Steve Eads abstained. Motion Passed 3-0.

Adjourn

Re'Jeana Craft made a motion to adjourn being no other discussion at 8:02pm. James Switzer seconded. Eads, Switzer, Craft and Johnson voted yes. None voted no. Motion Passed 4-0.

Don Johnson, Chairman

Steve Eads, Secretary