BOARD OF ZONING MINUTES

JUNE 11, 2019

600 P.M

**ROLL CALL:** Present were President Ben Wicker,Vice President, Sandra Jackson, Dohn Green, Phil Shanahan, Craig Trent, Attorney, Geoff Wesling and Secretary Linda Ashwill. Director, Gregg Duke was absent.

**APPROVAL OF MINUTES:** for May 14th, 2019, Ben asked if there were any additions or corrections. Hearing none a motion was made by Phil to approve these minutes. Seconded by Craig. All in favor. Minutes approved as written.

President, Ben gave a quick explanation of the procedure for the meeting.

**NEW BUSINESS:**

**1. BZA 2019-22 The Town of Glenwood is** requesting variances to expand the water utility onto another vacant parcel land next to 28 Pearl Street (current water utility), in UnionTownship Parcel 70-08-28-48-005.000-013. Michael Meyer, P.E. with RLM Engineering Inc. was present as representative. **Finding of Fact**: The building for this utility as yet to be constructed and will require a state design release. Residential zoning only allows a water utility with a Special Exception. They are a public utility are not required to receive a special Exception. The following variances are needed. Lot size is less than development standard of 8,000 SF. The lot is only 7,560 SF. Lot Width is currently only 45 feet wide. Standard is seventy feet. Setbacks for the East, North, and West side are required to be thirty feet from the property line. These are only 10 foot on the East and North side, and five feet from the West property line. The property line encroachment on the West side is less than 10 foot and triggers the general restriction 6.2.6. This restriction requires no structure to be erected within ten feet of any lot line. Notice of this public hearing was locally advertised prior and adjacent property owners were notified. **Recommendation: Planning Staff** recommends granting these variances. After discussion and no public comments, Dohn made the motion to approve all variances. Seconded by Phil. All were in favor. Motion carried.

**2. BZA-2019-12 James & Linzi Horine** are requesting a Special Exception to construct a dwelling at 9964 West 550 South Manilla, Parcel 70-09-34-100-005.000-005. Findings of Fact: this parcel is zoned A-3, Regulated Livestock. A-3 zoning only allows a dwelling by Special Exception or score 27 or higher on the Regulated Livestock Housing Scoring System. The Horine’s scored 26 on the scoring system. They have signed Appendix “D”, notice of Agricultural Activity. **Finding of Facts**: Planning stafffinds **1. Ingress/egress** should not be a problem. The Horine’s have 630 feet of road frontage to ensure an adequate line of sight. The Highway Dept. has approved the location of the drive. **2. This Special** **Exception** should have little effect on the surrounding properties**. 3**. Refuse and service areas will not be affected. **4**. Utilities will not be impacted and no unexpected wastewater or air pollution should be generated. **5.** No screening or buffering is expected. Nearest neighbor is 750 feet away. **6**. No signs or extra lighting other than usual residential use is expected or requested. **7.** This parcel is only 5.26 acres. **8.** A portion of this tract is unsuited for corn or soybeans ad is strangled from nearby production fields. Notice of this public hearing was locally advertised ten days prior and adjacent property owners were notified. This Special Exception is not expected to be detrimental to the public interest. **Recommendation:** Staff recommendation would be to approve this Special Exception. Ben asked James if he had anything to add for the record. James just stated is wife and he were just looking to move back into the area where they grew up and to build a new home, and raise their family. After discussion in regard to septic and scoring system, Craig made the motion to approve this Special Exception with the septic system being installed as specified by the Health Dept. Seconded by Sandra. All in favor. Motion carried.

**OLD BUSINESS**:

**Attorney:** Nothing

**Director’s Staff**: Ben asked Linda if there was anything from the office. Linda just stated there were a lot of new homes being built in the county.

**Adjournment:** Dohn made the motion to adjourn. Seconded by Phil. All I favor. Meeting adjourned. 6:15 P.M.