

BZA board minutes September 3rd, 2025 5:30 P.M.

***Roll Call was answered by: Sandra Jackson, Dohn Green, Marc Webb, Attorney Geoff Wesling, Director, Mike Holzback. Virgil Bremer was absent.**

***Sandra Jackson recognized the Title VI statement.**

***Minutes from August 6th meeting were approved on a motion from Dohn Green and seconded by Marc Webb, all voted aye.**

***BZA file 2025-5: A variance request from Mike & Linda Hood for a 15-foot setback from the required 20-foot setback in an A-1 zone at 1979 W old 44. Findings revealed that the property is 14.5 acres, has existing buildings in front, a creek splits the property behind the buildings. In order to construct a new home next to the buildings an extra 5 feet is needed. Mike Hood had nothing to add and there was no public input. On a motion from Dohn Green and a second from Marc Webb to approve, all voted for the variance.**


***BZA file 2025-4: A variance request from Summit Locations for a 640 sq. ft. billboard on the Bill and Julie Spaeth property, 175 W, Milroy was sought. Zoned Manufacturing, 50 sq. ft. is the ordinance requirement. After findings of fact were read from the director, Lauren Bunting from Summit Locations explained the location and scope of the sign. She stated this would have 4 sections that are 8x20, 35 feet tall with a clearance of 18 feet from the ground. Dohn Green asked for clarification of the size and distance. Justin Orme asked for further clarification of how the structure was designed. After no other questions from the board, Sandra opened the public hearing, Eric Ward who adjoins**

the property, showed pictures of the area to the board members. His other concerns were traffic safety because of the curve in the highway there, line of sight, distracted drivers, and several vehicular accidents in that area. Steve Aldrige adjoins across the highway and brought some of the same concerns of highway safety, county road 175 W which crosses the highway in that area, is already a dangerous place because of visibility there. He also stated he just didn't want to see a billboard in that area. Ted Couch lives in that area and also stated it is already hard to see pulling out of his driveway along that stretch of highway and did not want another distraction. Lauran Bunting returned to the podium and addressed some of the concerns, stating there would be 18 feet of clearance under the sign, installed to withstand high winds, and clearance from powerlines. Sandra closed the public hearing and asked for any other input or questions from the board. Hearing none, she asked for a motion. Dohn Green moved to deny the variance request sighting the highway curve and safety, Marc Webb provided a second. A roll call vote was taken: Sandra Jackson aye, Dohn Green aye, Marc Webb aye, all in favor to deny; Justin Orme was a nay against the denial. A 3-1 vote to *deny*.

***Director Report:** Mike stated that he is working on at least four different complaints and gave an update on their current status.

***Legal counsel report:** Geoff stated he had nothing currently but, would get with the director to pursue the different complaint cases in the file.

Sandra Jackson President

A handwritten signature in cursive script, appearing to read "Sandra Jackson", written over a horizontal line.

Dohn Green Secretary

A handwritten signature in cursive script, appearing to read "Dohn A Green", written over a horizontal line.