

Meeting Minutes for ZBA Board Meeting

MEETING DETAILS.

Location:

Christian County Courthouse, Second floor boardroom Meeting

Facilitator: **ZBA Chairman Adrian Adcock**

Date: **April 5, 2024** Time: **01:00 PM**

ATTENDEES:

ZBA Members in Attendance:

Michael Craig Berner

David Copenbarger

Leon Corzine

Joe Dorr

Glen Goodrich

Alternate Janet DeClerck – entered at 1:05 pm

JoAnn Howard - entered at 1:06 pm

Alternate Nicole Lanham.

ABSENT.

ZBA Member - Absent:

N/A

PREVIOUS MEETINGS MINUTES.

There were no previous meeting minutes to approve.

APPROVAL OF AGENDA.

The agenda for this meeting was distributed and approved.

REPORTS.

There are no reports distributed at the meeting.

NEW BUSINESS.

Item #1:

Zoning Variance Application from Sloan Implement Company

Details: Luke Standerfer was here to talk about the Zoning Variance Application that was submitted by Sloan Implement Company to put up a new dealership and shop in Edinburg and to change the Zoning to Commercial. Chairman Adcock announced that the Zoning Office mailed letters out to all the surrounding neighbors. Leon Corzine made a motion for Sloan Implement to build the new dealership and shop and to change the zoning to Commercial and Glen Goodrich second the motion.

Roll call vote: Chairman Adrian Adcock-Yay, Craig Berner-Yay, David Copenbarger-Yay, Leon Corzine-Yay, Joe Dorr-Yay, Glen Goodrich-Yay, JoAnn Howard-Yay, Alternate Janet DeClerck-Yay and Alternate Nichole Lanham-Yay. Motion is approved next it goes to the County Board for approval.

Item #2:

Zoning Variance Application from Central Commodity FS

Details: Mark Bauman was here to talk about a Zoning Variance Application that was submitted by Central Commodity FS to install a 200 kilw, which is a seven panel's solar system. Mark Bauman stated that he verbally spoke with Scott Hughes, which is a neighbor to where the solar system will be located. Mark Bauman stated that Scott Hughes did not have a problem with the location of the solar system. Chairman Adcock announced that the Zoning Office mailed letters out to all the surrounding neighbors. Leon Corzine asked if a fence would be installed to surround the panels, Mark Bauman stated that they had not planned to put one up. Nichole Lanham asked why they were not butting up a fence? David Copenbarger stated that it looked like Scott Hughes has some sheds by the alleyway. Chairman Adcock asked Attorney Mary Barry if it is required for a fence to be installed around the solar panels? Mary looked in the Zoning Code and it is required that a fence has to surround the panel's and it has to be 10 feet but not less than 6 feet from the solar panels. David Copenbarger made motion that Central Commodity FS could install the Solar Panels with a fence around the panels and was second by Leon Corzine.

Roll call vote: Chairman Adrian Adcock-Yay, Craig Berner-Yay, David Copenbarger-Yay, Leon Corzine-Yay, Joe Dorr-Yay, Glen Goodrich-Yay, JoAnn Howard-Yay, Alternate Janet DeClerck-Yay and Alternate Nichole Lanham-Yay. Motion is approved and to go the County Board for approval.

Item #3:

Zoning Variance Application from Warren Elder

Details: Warren Elder lives in the Osberville in the brick residence and they would like to turn the sheds and timber into a wedding venue. He also mentioned that he thought about building other buildings for the venue also. Warren Elder also stated that his attorney wondered if it would be better to leave the zoning alone for the residence. Warren Elder stated that he would rather get this approved today and he would come back to change the zoning on the residence if needed at a later date, this way they could start to book some weddings. Chairman Adcock stated that the Zoning Office did mail letters to all of the surrounding neighbors. David Copenbarger made a motion to change the zoning on all of the property to a Commercial Property and Glen Goodrich made a second.

Roll call vote: Chairman Adrian Adcock-Yay, Craig Berner-Yay, David Copenbarger-Yay, Leon Corzine-Yay, Joe Dorr-Yay, Glen Goodrich-Yay, JoAnn Howard-Yay, Alternate Janet DeClerck-Yay and Alternate Nichole Lanham-Yay. Motion is approved and to go the County Board for approval.

ADJOURNMENT.

Motion to adjourn was made at 1:35 by Joe Dorr and JoAnn Howard made a second.

Minutes submitted by: Mary Beard Print Name: Mary Beard

Checked by: Blake Tarr Print Name: ZBA Administrator Blake Tarr

Approved by: _____ Print Name: ZBA Chairman Adrian Adcock