

**BOONE COUNTY BOARD OF ADJUSTMENT
BOONE COUNTY ADMINISTRATION BUILDING
BOONE COUNTY FISCAL COURTROOM
BUSINESS MEETING
MARCH 27, 2019
6:00 P.M.**

Vice-Chairman Miller called the meeting to order at 6:00 P.M.

BOARD MEMBERS PRESENT:

Mrs. Sherry Hempfling
Mr. Richard Miller, Vice-Chairman
Mr. Chris Vaught

BOARD MEMBERS NOT PRESENT:

Mr. Bill Weltzer
Mr. George Whitton, Chairman

STAFF MEMBERS PRESENT:

Mr. Michael Schwartz, Planner

LEGAL COUNSEL PRESENT:

Mr. Dale T. Wilson

APPROVAL OF MINUTES

Vice-Chairman Miller stated the Board members received copies of the minutes of the Boone County Board of Adjustment meeting of March 13, 2019. He stated that he had a correction in the 3rd paragraph on page 1. He stated that the word 'thin' should be 'this'. He asked if there were any other comments or corrections? Mr. Vaught moved to approve the minutes as corrected and Mrs. Hempfling seconded the motion. Vice-Chairman Miller called for the vote and it carried unanimously.

ACTION ON REVIEWS

1. Request by Viox and Viox, Inc., on behalf of Max Outdoor Recreation, LLC, for a Conditional Use Permit for the purpose of constructing a 6,000 square foot building to be used for boat storage and the sale of boats and other marine items on an approximate 4.6 acre property located at 4895 Beaver Road and is zoned Recreation (R).

Staff Member, Michael Schwartz, presented the Staff Report which included a Powerpoint presentation (see Staff Report).

Vice-Chairman Miller asked why the staff include the issue/concern pertaining to any potential office and bathroom. Mr. Schwartz stated that this was due to the potential need for additional septic systems and water supply.

Vice-Chairman Miller asked if anyone in the audience wanted to speak in favor of the request.

Mr. Adrien Yanes stated that he was from Viox and Viox and that he would be representing the applicant. He stated that the owner, Mr. Eric Walden, has made several improvements over the years and this was the latest improvement. Mr. Yanes stated that the proposed building would be no higher than twenty-five (25) feet. He stated that there would be no outside storage and that all sales would be conducted from within the proposed building. He stated that the proposed concrete pad will be used for parking and that it will meet ADA requirements. He stated that a Buffer Yard A will be provided along the street and along the east property line. Mr. Yanes stated that the proposed building will not have any office space or a bathroom.

Vice-Chairman Miller asked if the building will have heat. Mr. Yanes stated that it will not. Mr. Yanes stated that the applicant will submit a Site Plan that meets the requirements of the Boone County Zoning Regulations.

Vice-Chairman Miller asked if there was anyone in the audience that wanted to speak in favor or opposition of the request. There were none.

Mr. Vaught made a motion to approve the Conditional Use Permit, subject to the condition that a Site Plan, meeting the requirements of the Boone County Zoning Regulations, be submitted to the Boone County Planning Commission for review and approval prior to any construction on the site. Mrs. Hempfling seconded the motion. Vice-Chairman Miller asked if there was any discussion. There was no response.

He called for the vote and it carried unanimously.

OTHER

No other business was discussed.

ADJOURNMENT

Vice-Chairman Miller asked for a motion to adjourn the meeting. Mr. Vaught made a motion to adjourn and Mrs. Hempfling seconded the motion. Vice-Chairman Miller called for the vote and the meeting was adjourned by unanimous consent at 6:17 p.m.

APPROVED

Chairman George Whitton

ATTEST:

Michael D. Schwartz
Planner