

Board of Zoning Appeals

Meeting Minutes

June 3, 2020

Held in-person and over Zoom Meeting App due to Covid-19 Precautions

Call to Order and Roll Call

MEMBERS PRESENT: Dan Vail, Grant Adams, Steve Duhamel, Corey Karn, Jon Horton

MEMBERS ABSENT:

OTHERS PRESENT: Tonya Galbraith, Town Manager; Ryan Crum, Director of Planning & Building, Gregg Morelock,

Agenda Considerations

The Board members were asked to say their name as they make a motion or second a motion to ensure the minutes are accurate.

Approval of Minutes

Motion by Mr. Horton to approve the minutes from the April 1, 2020 meeting as presented. The motion was seconded by Mr. Duhamel. The motion passed unanimously.

Old Business

None

New Business

BZA-20-004 Special Exception to Allow an Expansion of a Legal, non-conforming Agricultural Use

The petitioner is Board member Dan Vail. He recused himself from the hearing.

Mr. Vail stated that he wants to add a grain bin to the property. It will be smaller than the two that are currently on the property and the new grain bin will be in the same vicinity as the other bins.

Staff Comment

Mr. Crum said that staff have no concerns about the request. He shared a site map of location showing that the new bin will be about 100 ft south of the road. Staff believes this is an ideal location, as it sits amongst other bins and barns that are already there. Staff believe most people won't even notice it once the construction is complete. Staff finds it does meet the criteria for a special exception request.

Since there were no public comments or discussion by the Board, Mr. Karn opened invited a motion to be made on the request.

Virtual Voice Ballot

Voice Ballot for Special Exception

Request: Special Exception to expand a legal, nonconforming land use

No conditions to granting this Special Exception were presented to the Board.

1. The proposed use is listed as a Special Exception Use by the Zoning Ordinance for the District this property is located in. *See Appendix A of the Zoning Ordinance.*

Roll Call Vote: Unanimous Yes

2. The special exception can be served with adequate utilities, access roads, drainage, and other necessary facilities.

Roll Call Vote: Unanimous Yes

3. The special exception shall not involve any element or cause any condition that may be dangerous, injurious, or noxious to any other property or persons, and shall comply with the development standards of this Ordinance.

Roll Call Vote: Unanimous Yes

4. The special exception shall be sorted, oriented, and landscaped to produce harmonious relationship of buildings and grounds to adjacent buildings and properties.

Roll Call Vote: Unanimous Yes

5. The special exception shall produce a total visual impressions and environment which is consistent with the environment of the neighborhood.

Roll Call Vote: Unanimous Yes

6. The special exception shall organize vehicular access and parking to minimize traffic congestion in the neighborhood.

Roll Call Vote: Unanimous Yes

7. The special exception shall preserve the purpose of the Zoning Ordinance.

Roll Call Vote: Unanimous Yes

Mr. Horton made a motion to approve the Special Exception Request. Mr. Adams seconded the motion. The motion carried 4/0/1.

Announcements

Mr. Horton resigned from the Board of Zoning Appeals because he is moving.

Adjournment

There being no further business, meeting was adjourned.