

The Madison County Board of Zoning Appeals met on the above date at 9:00 A.M. with Chairman John Simmermon presiding.

Members Present: Chairman - John Simmermon, Vice Chairman - Curt Stephenson, Jerry Stamm, Kelly Salyer and Lindsay Brown

Members Absent: None

Staff Present: Larry Strange - Director, Nikki Wood – Interim Secretary, and Jeff Graham County Attorney

CURRENT BUSINESS

1. Prayer – John Simmermon

2. Pledge of Allegiance

3. Roll Call – All Present

4. Appoint New Secretary

Motion made by Member Brown to appoint Nikki Wood as the new Board Secretary. Motion seconded by Chairman Simmermon. Voice call was unanimous. **Motion Approved**

5. October 24, 2023 BZA Board Minutes

Motion made by Member Stamm to approve the October 24, 2023 board minutes, seconded by Chairman Simmermon. Voice call was 4 yes, 1 abstain – Vice Chairman Stephenson was absent at the October 24, 2023 meeting. **Motion Approved**

6. 2024 BZA Calendar

Motion made by Vice Chairman Stephenson to approve the 2024 BZA Calendar, seconded by Member Stamm. Voice call was unanimous. **Motion Approved**

New Business

- 1. Petition: 2023-V-032
Address: 18093 North 500 West, Elwood
Location: Boone Township
Petitioner: Jack and Kimberly Jones
Landowners: Jack and Kimberly Jones
Zoning: AG
Request: A Variance for an Accessory Structure in front of a Primary Structure in the Agriculture (AG) Zone District

Director Strange presented the Staff Report with a favorable recommendation. Motion made by Member Brown to approve petition 2023-V-032, seconded by Member Stamm. Roll call vote taken and was unanimous. **Motion Approved**

FINDINGS of FACT for VARIANCE

1. *WILL the approval be injurious to the public health, safety, morals, and general welfare of the community?* No. The proposed use as presented should not negatively impact the public health, safety, morals, and general welfare of the community.
2. *Will the use and value of the area adjacent to the property included in the variance be affected in a substantially adverse manner?* No, there should be no such impact.
3. *Will the strict application of the terms of the zoning ordinance result in a practical difficulty in the use of the property.* Yes. The petitioner's property has a variety of uses and buildings that limit the options for locating the proposed project to the selected location.

Miscellaneous

Chairman Simmermon asked for an update on the Solar Ordinance after the Planning Commission Meeting. Attorney, Jeff Graham informed the board that the Planning Commission gave a unanimous favorable recommendation to the Board of Commission which introduced the Ordinance at the meeting on November 21, 2023. There were some questions and a meeting will be held to go over the Ordinance.

An update was given on the Lone Oak Court proceedings.

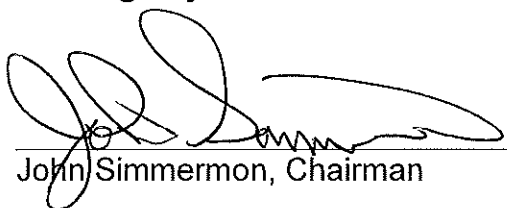
Member Brown asked for an update on Drew's Parts. Director Strange gave an update on violations and progress.

Member Stamm asked for an update on the storage containers on State Road 109 and US 36. Director Strange gave an update. There was discussion about storage containers in the county and how to handle them in the future.

Adjournment

Chairman Simmermon made a motion to adjourn. Meeting adjourned at 09:24:14 a.m.

Meeting Adjourned



John Simmermon, Chairman



Nikki Wood, Board Secretary