

Call to Order: 8:05 a.m. by Jeff Nail

Board Attendance:

Jeff Nail (Chair) - Present
Bill Robinson - Present
Jerry McLaughlin - Present

Kyle Foster - Present
Grenda Lewis - Present

Others Attending: Stacy Wolfe and Paula Patchett, Planning & Zoning

Minutes: Grenda Lewis moved to approve the minutes of the September 12 meeting. Jerry McLaughlin seconded. Motion carried. Vote 4 in favor – 0 opposed.

1. **John & Amy Prentzler – Variance of Minimum Road Frontage Requirement**

Location: North side of Woods Rd, approximately .17 miles east of Hiram Ct, Orrick (S36-T52-R29)

Variance Request: Article 70.1 Density & Dimension and Article 80.4G Lots

Require parcels ranging in size from 39.99 acres to 3.00 acres to have access to a public roadway with a minimum of 300 feet road frontage.

Prentzler’s only have 260 +/- feet of road frontage to access their 53-acre parcel. This variance will allow them to create a parcel for new construction that is setback off the road and accessed by a 60-foot-wide ingress/egress easement that will also serve as the entrance to the remainder of the acreage.

Kyle Foster moved to approve the frontage variance. Bill Robinson seconded. Vote 4 in favor – 0 opposed. Motion carried.

2. **Justin Jones, II – Variance of Minimum Residential Design Standards – Roof**

Location: West side of Hirning Dr, approximately .20 miles south of Fredericksburg Rd, Ex. Sp. (S7-T52-R29)

Variance Request: Article 100.6 Residential Design Standards B. 1. Roof Pitch and B. 3. Eaves & Overhang
Requires detached houses have a minimum 5/12 roof pitch and 12-inch eaves along all four side of the structure

The variance will allow a 1300 sq ft residential structure with a 3/12 roof pitch and 6” eaves on a 3.02-acres located on Lot 4 of Stoney Bluffs. Current zoning classification is R-1A (low density residential).

Justin told the board the manufactured home was only temporary until he could save for a stick build residence. Discussion this could have been run through P & Z Board as a Hardship. Jerry McLaughlin moved to approve variance of roof pitch and eave requirements. If at such time a building permit application is filed for new residential construction. The manufactured home must be removed from the property upon completing construction. Kyle Foster seconded. Vote 4 in favor – 0 opposed. Motion carried.

3. **J.C. & Sue Koontz, Carl & Deborah Albrecht, Brenda Paul – Variance of Minimum Rd Frontage Requirement**

Location: West side of Hwy JJ, approximately .40 miles south of Hwy K, Norborne (S12-T53-R26)

Variance Request: Article 70.1 Density & Dimension and Article 80.4G Lots

Require parcels ranging in size from 39.99 acres to 3.00 acres to have access to a public roadway with a minimum of 300 feet road frontage.

Koontz and Albrecht are requesting a variance that would allow them to shorten the frontage of their existing parcels. This would allow Paul to be able to put a lot between Koontz and Albrecht for new construction. All three lots will be within minimum acreage requirements. Albrecht frontage will go from 420 feet to 285 +/- feet, Koontz frontage will go from 283 feet to 233 feet allowing 185 feet in between for the new parcel for Paul.

Discussion about septic variables. Kyle Foster moved to approve the frontage variance. Grenda Lewis seconded. Vote 4 in favor – 0 opposed. Motion carried.

Adjourn: 8:25