

Call to Order: Jeff Nail called the meeting to order at 8:05 a.m.

Board Attendance:

Jeff Nail – Board Chair - Present
Bill Robinson - Present
Jerry McLaughlin - Absent

Kyle Foster - Absent
Grenda Lewis - Present

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

Minutes: Grenda Lewis moved to approve the minutes of the October 3 BZA meeting. Bill Robinson seconded. Vote 2 in favor – 0 opposed. Motion carried.

1. A J Crook Farms, Inc – Variance – Minimum Lot Size w/o Central Sewage

Representative: Paul Crook

Location: North side of E 104th St, approximately .50 miles east of Hwy DD, Hardin (S27-T52-R26)

Variance Request: Allow a new parcel to be created that will consist of 1.82 acres surrounding an existing residential structure and existing septic system. It will be split off a 107-acre parcel.

Article 80 Subdivision Design & Improvements, Article 80.4 Lots (H.) Existing Structure

The subdivision or re-subdivision of a tract or lot may not be permitted where the subdivision or re-subdivision causes an existing permanent structure to violate the standards of these Zoning Regulations; requiring detached residential structures to be situated on a minimum parcel size of 3.00 acres if central sewage is not available.

Grenda Lewis moved to approve the lot size variance. Bill Robinson seconded. Vote 2 in favor – 0 opposed. Motion carried.

2. Sweet Water Property & Equipment, LLC – Variance – Road Frontage

Representative: Jeff Gowing

Location: West side of Reynolds Rd, approximately 1.25 miles east of Hwy O, Orrick (S28-T52-R29)

Variance Request: Allow an interior lot of 14.37 acres to be created for new residential construction with no road frontage. The proposed parcel will be accessed by an ingress/egress easement, through a driveway that currently serves the existing residential structure on the 78-acre parcel and will also access a 3rd proposed lot with frontage.

Article 70 Density & Dimension Standards – Requiring minimum lot width of 300 feet, along street frontage for new lots.

Neighbor presented questions regarding septic disposal. Gowing stated at this time there is an existing home on proposed lot 1, lot 2 will continue to be used for the horses and lot 3 is being sold for new construction. It was also explained that the septic system serving lot 3 will have to be inspected and approved before occupancy.

Grenda Lewis moved to approve the frontage variance. Bill Robinson seconded. Vote 2 in favor – 0 opposed. Motion carried.

Adjourn: 8:20