**WARRICK COUNTY AREA BOARD OF ZONING APPEALS**

Regular meeting to be held in the Commissioners Meeting Room,

Third Floor, Historic Courthouse,

Boonville, Indiana

June 23, 2025 at 6:00 P.M.

**PLEDGE OF ALLEGIANCE:**

**MEMBERS PRESENT:** Terry Dayvolt, Chairman, Shari Sherman, Jeff Willis, Jeff Valiant, Dave Goldenberg and Mike Moesner.

**MEMBERS ABSENT:** Mike Winge

Also present was Morrie Doll, Attorney, Molly Barnhill, Executive Director, Shelli Clark and Julie Newton, staff.

**MINUTES:**

Upon a motion made by Mike Moesner and seconded by Shari Sherman the minutes of the meeting held May 27, 2025 were approved unanimously.

Chairman Dayvolt said tonight we have a special use and a variance, when we call your name if you would please come to the podium, state your name and sign in.

Mrs. Barnhill said then they’ll be sworn in.

Chairman Dayvolt continued then the secretary will swear you in for your testimony. He continued if you have a cell phone please turn it down or turn it off.

**SPECIAL USES:**

**BZA-SU-25-13:**

**APPLICANT:** Kelly Sampson

**OWNER:** Ryan & Kelly Sampson

Property located on the south side of SR 261 approx. 1300’ east of the intersection formed by SR 261 & Gardner Rd. Boon Twp. 6-6-8. *812 SR 261.*

**NATURE OF THE CASE:** Requests a Special Use, SU-12, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a home occupation of a one chair 16’ x 30’ beauty shop to be located in the accessory building in an “A” Agricultural Zoning District. *Advertised in* *The Standard on June 12, 2025.*

Chairman Dayvolt said state your name for us please.

Kelly Sampson stated her name.

Mrs. Barnhill said raise your right hand please, do you swear to tell the truth, the whole truth and nothing but the truth.

Kelly Sampson answered yes, I do.

Mrs. Barnhill said thank you.

Chairman Dayvolt asked for a staff report.

Mrs. Barnhill said on the notice to the adjacent property owners we have all of the green cards except for one, but we do have that white pay receipt and it was mailed correctly. She continued the existing land use has a single-family dwelling and unattached accessory building. She said to the north is zoned “R-1A” One Family Dwelling and “A” Agricultural, to the south, east and west is zoned “A” Agricultural and it’s surrounded by single family dwellings and some wooded property. She continued there is no flood plain and they access onto 261. She said the applicant statement says “*I am looking to add on space to our barn to accommodate a home beauty salon. I am a licensed cosmetologist looking to work from home. I’m wanting to add a 16’x 30’ addition to the north end of the barn.* She said the application is in order.

Chairman Dayvolt asked do you have anything to add.

Kelly Sampson answered not that I know of.

Chairman Dayvolt asked for questions by the Board.

Mike Moesner asked where are you currently working now.

Kelly Sampson said in town at Mirror, Mirror that has since sold to a new owner and she’s letting us stay there until I could possibly start a new salon.

Mike Moesner said ok, also would you be the only one there or do you have other people working for you, or just you.

Kelly Sampson said nope, just me.

Chairman Dayvolt asked so you’re just proposing one chair.

Kelly Sampson said yes, one chair and one shampoo bowl.

Shari Sherman asked and so your access road is off of…

Kelly Sampson said 261, yes.

Shari Sherman asked is there a way for people to go in and turn around and come out.

Kelly Sampson said yes, we have a large driveway.

Shari Sherman said they’re not backing out.

Mrs. Barnhill said there is an arial in your packets if you want to see, they have quite a bit of room.

Kelly Sampson said and where our driveway is now, we are actually extending that as well, if we are approved so that way there’s even more room, so that way we can kind of double up the entrance area so it’s an in and an out.

Jeff Valiant asked are you adding on to the south end of the barn there.

Kelly Sampson said north, by the roadway.

Jeff Valiant said closest to the roadway.

Kelly Sampson said yes.

Chairman Dayvolt asked is there anyone here for or against this, seeing none are there any more questions by the Board.

Jeff Valiant asked do you have hours like 5 days a week or…

Kelly Sampson said me personally, I work 5 days a week, yes,

Jeff Valiant said so, I mean, you would have this going 5 days a week.

Kelly Sampson said Tuesday through Saturday, usually 3 full time days and 2 part time days.

Chairman Dayvolt asked any more questions, if not I’ll entertain a motion.

I, Jeff Valiant, make a motion finding of fact be made as follows from the testimony and proposed use statement:

1. The USE is deemed essential or desirable to the public convenience or welfare.
2. The USE is in harmony with the various elements or objectives of the Land Use Plan for Warrick County.
3. The USE will not be a nuisance or serious hazard to vehicles, pedestrians, or residents.
4. The USE as developed will not adversely affect the surrounding area.
5. Adequate and appropriate facilities will be provided for proper operation of the USE.
6. The specific site is appropriate for the USE.

And the Application be approved in accordance to the application and plans on file, subject to the following conditions:

1. Subject to the property being in compliance at all times with the applicable zoning

 ordinances of Warrick County.

1. Subject to no identifying or business sign being erected or placed on any site for

 which the SU 12 has been granted by the Board of Zoning Appeals.

1. Except for the shipment and receipt of goods, products or items necessary for the SU 12, the use shall not be visible from the exterior of the premises and no retail sales.
2. No person or persons may be employed in the SU 12 home occupations at site other than the resident of the site for which the SU 12 has been granted.
3. Subject to the Special Use not being altered to become any other use nor expanded than that which was approved by the Board of Zoning Appeals.

Mike Moesner seconded the motion and it passed unanimously.

Mrs. Barnhill said we’ll have an approval typed up for you, I can bring it to my next appointment.

Kelly Sampson said thank you.

Shari Sherman asked is this a conflict of interest (laughing).

Attorney Doll said I see.

Shari Sherman said do we have all the facts. (Board laughing)

Mrs. Barnhill said I’m not a voting member so yes.

**VARIANCES:**

**BZA-V-25-12:**

**APPLICANT:** Bailey Kleeman

**OWNER:** Bailey Kleeman & Matthew Neal

**PREMISES AFFECTED:** Property located on the east side of Skylark Ln. approx. 600’ south of the intersection formed by Telephone Rd. & Skylark Lane Lot 6 in Twin Acre Sub. Ohio Twp. *2099 Skylark Ln.*

**NATURE OF THE CASE:** Requests a Variance, from the requirements as set forth in the Comprehensive Zoning Ordinance for Warrick County, IN to allow the construction of a Single-Family Dwelling on property with dedicated but not maintained county right-of-way in a “R-1A” One Family Dwelling Zoning District. *Advertised in* *The Standard on June 12, 2025.*

Chairman Dayvolt said state your names please.

Bailey Kleeman and Matthew Neal both stated their names.

Mrs. Barnhill said raise your right hands please, do you swear to the tell the truth, the whole truth and nothing but the truth.

Bailey Kleeman answered I do.

Matthew Neal answered I do.

Mrs. Barnhill asked are you ready for the staff report.

Chairman Dayvolt said yes ma’am.

Mrs. Barnhill said ok, we have all of the green cards from the adjacent property owners and the white pay receipts, the existing land use is vacant. She continued the surrounding zoning to the north and west is zoned “R-1A” One Family Dwelling Zoning, to the south and east is zoned “A” Agricultural, to the south of them is a field and to the east it has a home. She said there is no flood plain, their traffic access would be dedicated but unmaintained access, so no maintained access. She said the applicant statement says they’re “*Wanting to place a manufactured home on lot 6 of Twin Acre Subdivision in Newburgh, Indiana which was recorded in 1966. The road was dedicated but was not finished to be maintained by the county.”* She continued so it does have access to Skylark Lane and it goes out to Telephone Road to the north, so the application would be in order.

Mike Moesner said it almost looks like there is a cul-de-sac.

Bailey Kleeman said there was supposed to be one, but they never actually finished it.

Mike Moesner said never finished it.

Bailey Kleeman said so it’s just a dead end currently.

Chairman Dayvolt asked in order to get a building permit, do they have to finish the road.

Mrs. Barnhill said no.

Chairman Dayvolt asked positive.

Mrs. Barnhill said yes.

Attorney Doll said 1966.

Chairman Dayvolt said pardon.

Attorney Doll said the subdivision was platted in 1966, the world was different. (Board members laughing)

Mrs. Barnhill said but in order to get an Improvement Location Permit, they have to get a variance.

Attorney Doll said yes.

Mrs. Barnhill said and I would recommend making it subject to a Hold Harmless Agreement…

Attorney Doll said yes.

Mrs. Barnhill continued since the road wasn’t completed to county standards, I think we have one drafted for them if the Board wishes to go that route.

Shari Sherman asked so is it a gravel road or is it paved.

Bailey Kleeman and Matthew Neal answered it’s paved.

Mike Moesner asked does the County mow the sideway or anything, do they do anything out there.

Matthew Neal said nothing.

Bailey Kleeman said not to my knowledge, no.

Mrs. Barnhill asked was it your grandparents that owned it.

Bailey Kleeman said uh huh.

Mrs. Barnhill said it kind of looked, from the arial, like they owned the lot across from them too.

Bailey Kleeman said they own lot 4 and lot 5 and we got lot 6 from them.

Mrs. Barnhill said it looks like just a big yard.

Bailey Kleeman said that’s pretty much what it is.

Mrs. Barnhill said yea, where the cul-de-sac is.

Mike Moesner asked is that a lake across diagonally from you back there.

Bailey Kleeman said yes.

Chairman asked are there any more questions by the Board.

Jeff Valiant asked do you plan to put in any kind of driveway, as far as vehicle parking is what I’m thinking.

Matthew Neal said yes, eventually we’ll put in a gravel, at least to start off with, a gravel one.

Jeff Valiant said gotcha.

Chairman Dayvolt said this is a question for Morrie, the County, what about a vacation of that right of way.

Attorney Doll asked of that cul-de-sac.

Chairman Dayvolt said yes, it was in 1966.

Attorney Doll said it could have been, but we haven’t found anything that’s indicated that it has been vacated.

Chairman Dayvolt said I was just thinking for their benefit.

Attorney Doll said they could petition, they could ask the Commissioners to give up the cul-de-sac and add it to their yard, but that’s up to you.

Bailey Kleeman said I don’t know what the process is or anything like that.

Chairman Dayvolt said I was just thinking that if it ever came up.

Bailey Kleeman said came up.

Chairman Dayvolt continued it gave you some…

Bailey Kleeman said right.

Chairman Dayvolt asked is there anyone here that is for or against this, seeing none any more questions by the Board.

Dave Goldenberg asked would they be allowed to park in the um…

Attorney Doll said cul-de-sac.

Dave Goldenberg continued in the cul-de-sac area.

Attorney Doll said yea they would be, I don’t think the sheriff is going to give anybody any tickets of any sort.

Dave Goldenberg said so no one could say anything about that.

Attorney Doll said well they could say something about it, but the cul-de-sac is not being used currently.

Dave Goldenberg said right.

Mike Moesner said it’s a dead end anyway.

Attorney Doll said yea it is.

Matthew Neal said there is a fairly large driveway in front of the pole barn her grandparents have…

Attorney Doll said yes.

Matthew Neal continued I believe, at least for any extended period of time, we’ll be sharing with them, so we wouldn’t be parking in the road or in the grass or anything like that.

Attorney Doll said that’s up the grandparents.

Matthew Neal said right, of course.

Shari Sherman said so be nice to them.

Matthew Neal said oh of course.

Bailey Kleeman said hey if it wasn’t for them, we wouldn’t be in the position we are right now, so we’re very, very thankful.

Chairman Dayvolt said grandparents are nice people.

Bailey Kleeman said absolutely.

Chairman Dayvolt asked any more questions here from the Board, seeing none, I’ll entertain a motion.

I, Mike Moesner, make a motion to approve the Variance Application based upon and including the following findings of fact:

1. The grant of the Variance will not be injurious to the public health, safety, morals, and general welfare of the Community. As such, it is further found that the granting of the Variance shall not be materially detrimental to the public welfare.

2. The use or value of the area adjacent to the property included in the Variance will not be affected in a substantially adverse manner. As such, it is further found that the granting of the Variance shall not result in substantial detriment to adjacent property or the surrounding neighborhood.

3. The need for the Variance arises from some condition peculiar to the property involved. The peculiar condition constituting a hardship is unique to the property involved or so limited to such a small number of properties that it constitutes a marked exception to the property in the neighborhood. Such condition is the County right-of-way was dedicated but never finished to be maintained by the County.

4. The strict application of the terms of the Warrick County Comprehensive Zoning Ordinance will constitute a practical difficulty, unusual and unnecessary hardship if applied to the property for which the Variance is sought.

5. The approval does not interfere substantially with the Warrick County Comprehensive Zoning Ordinance adopted pursuant to IC 36-7-4-500 et seq.

6. The granting of the Variance is necessary in order to preserve a substantial property right of the petitioner to use the property in a reasonable manner, and not merely to allow the petitioner some opportunity to use his property in a more profitable way or to sell it at a greater profit.

7. That the hardship to the applicant’s use of the property was not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of the Warrick County Comprehensive Zoning Ordinance.

8. The approval of the requested Variance is the least modification of applicable regulations possible so that the substantial intent and purpose of those regulations contained in the Warrick County Comprehensive Zoning Ordinance shall be preserved.

9. This Variance shall expire six (6) months after this date, UNLESS a Permit based upon and incorporating this Variance is obtained within the aforesaid six (6) month period or unless the provision of the Variance are adhered to within the aforesaid six (6) month period. Upon advance written application for good cause, a renewal for an additional six (6) month period may be granted by the Secretary of the Area Plan Commission.

10. The Variance Application is subject to the terms contained therein and the plans on file subject to the following additional conditions:

a) Subject to an Improvement Location Permit being obtained.

b) Subject to a Building Permit being obtained.

c) Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.

d) Subject to all utility easement and facilities in place.

e) Subject to a Hold Harmless Agreement

The motion was seconded by Jeff Valiant.

Dave Goldenberg asked did we want to put a hold harmless.

Attorney Doll said he did.

Shari Sherman said he did.

Dave Goldenberg said did he. He asked did I miss it.

Mike Moesner said that was the very last point there.

Dave Goldenberg said never mind.

Board Members Laughing.

Dave Goldenberg said I drifted.

Chairman Dayvolt asked anymore questions. He said all in favor and it carried unanimously.

Mrs. Barnhill said so we will have an approval typed up for you. She said give us a couple of days for that. She added we have a hold harmless prepared and we can email that to you tomorrow if we haven’t already done so.

Attorney Doll said and that’s just so that police and fire and ambulance service…if they can’t get to you because for some reason…

Bailey Kleeman said right.

Attorney Doll continued you’re holding the county harmless because you know that the road was not maintained by the county.

Bailey Kleeman said right.

Mrs. Barnhill said so that’s something you’ll execute and have recorded. She said and then once you have that you can come in and we can do the permit with your water and your sewer.

Bailey Kleeman said okay.

Mrs. Barnhill said okay.

Matthew Neal said thank you.

Mrs. Barnhill said thank you.

**OTHER BUSINESS:**

**BZA-V-20-29**

PETITIONER:Amber QuickOWNER: Matt Quick Jr. *4533 Skelton Rd.*

Variance to allow an Improvement Location Permit to be issued for a SFD on a property with an existing mobile home to be removed within 6 months of receiving COO for new SFD.Approved October 8, 2020.

Matt Quick, Jr. and Amber Quick came to the podium.

Mrs. Barnhill said raise your right hand please. She asked do you swear to tell the truth, the whole truth, and nothing but the truth.

Matt Quick, Jr. said yes.

Amber Quick said yes, I do.

Chairman Dayvolt asked for a staff report.

Mrs. Barnhill said this was a variance that was issued back in 2020. She said we followed up with an Improvement Location Permit in October 2020 which expired 2 years later. She said I granted them an extension. She said I gave them another Improvement Location Permit in ’23 that has expired in April of this year. She said so I sent them a letter to let them know, you know, what’s going on, has the old home been removed. She said I checked with the Building Commission and they have not issued a certificate of occupancy. She added the inspector will not sign off on that for the new home as of today. She said Amber called asking about extensions and I didn’t feel comfortable doing anything further from the office. She added I just wanted to bring it to the Board and let you guys hear them out.

Chairman Dayvolt said okay, we’ll listen.

Matt Quick, Jr. said well exactly what happened was, it is, we bought the house and it was supposed to be move in ready when we got it. He added they blocked it…well they didn’t block it we actually put the foundation under it. He continued they put the house in there and left and never come back so we’re finishing and doing the rest our self. He said and then it got mold in it when they hauled it down there…they got it wet and got mold in it. He said they tore part of it out and fixed it and then we found mold in the kitchen so we tore it all out so we are in the middle of putting it all back together ourself…like I said they didn’t ever come back and finish it.

Chairman Dayvolt said okay.

Mrs. Barnhill said this is a home that was somewhere else and you moved to the property, right.

Amber and Matt Quick, Jr. said yes.

Mrs. Barnhill said okay. She said so the pictures are from the inspector. She added he went out there May 15th this year.

Matt Quick, Jr. said and of course the company we bought it from went out of business so there’s that too.

Chairman Dayvolt said we have one picture here of wiring that’s exposed.

Matt Quick, Jr. said it’s gone now.

Amber Quick said yeah, we took care of it.

Matt Quick, Jr. said they done that, but I got rid of it. He said it ain’t there no more.

Shari Sherman asked when was it fixed.

Amber Quick said the day he called I went home and took care of it…

Matt Quick, Jr. said yeah.

Amber Quick continued right then.

Shari Sherman said okay.

Attorney Doll asked how was it fixed.

Matt Quick, Jr. said removed it.

Amber Quick said removed it, completely.

Matt Quick, Jr. said it was a temporary service of the house to work on it, but they put in when they put the house in because they didn’t bury the cable around the…

Attorney Doll asked so have you installed electrical service to the house yet.

Amber and Matt Quick, Jr. said not yet.

Chairman Dayvolt asked are you still running…all the service running out of your house over to it.

Matt Quick, Jr. said no.

Amber Quick said no, there is no power to that house as of right now.

Matt Quick, Jr. said there is nobody living in that house. He said it ain’t done yet.

Amber Quick said it’s not livable right yet.

Mike Moesner asked how long do you propose to be able to finish it to where you could move in to it.

Matt Quick, Jr. said I’d say a good 6 months or possibly a year, but I mean I’m doing it myself.

Amber Quick said I would probably say a year.

Matt Quick, Jr. said we both work you know so…laughing.

Mike Moesner said yeah.

Shari Sherman said if this was started in 2020…so 5 years ago it was started.

Matt Quick, Jr. said yeah, probably so, yeah. He said by the time we got the house in here…like I said they just blocked it, tied it down and that was all they done.

Amber Quick said we’ve made several improvements just it takes time.

Jeff Valiant said this was approved in 2020, when did they actually bring the home in.

Matt Quick, Jr. said uh it was probably a couple months after the permit was granted.

Jeff Valiant said this was October of 2020 so…

Matt Quick, Jr. said it probably took…I’d say it took another couple of months to get it set up.

Shari Sherman said almost 5 years.

Jeff Valiant said right, that’s what I was kind of looking at.

Jeff Willis asked the company that did it went out of business correct.

Shari Sherman said they put it in.

Matt Quick, Jr. said yeah, Henry Mobile Homes Service…down there in Chandler they went out of business.

Amber Quick said and actually the wiring that you seen they said the…who was it…

Matt Quick, Jr. said uh…

Amber Quick continued uh, who comes out and tells them okay…uh. She said the person that is…

Mike Moesner said building inspector.

Amber Quick said yes. She said they told us that when he hooked it up that way that all he had to do is take pictures and send it to the building inspector because the building inspector said he trusted Henry Lunenburg and Tom Carpenter…

Matt Quick, Jr. said Carpenter.

Amber Quick said Tom Carpenter.

Matt Quick, Jr. said now we knew the wiring wasn’t right of course it was just being used to work on the house. He added but they never came back and buried the wire around like it’s supposed to be either you know so.

Amber Quick said we have the wire to do it correctly.

Jeff Valiant asked did you have a contract with him like to do this properly.

Matt Quick, Jr. said verbal…laughing. He said that’s a good one, yeah.

Amber Quick said it was verbal because…

Jeff Valiant said I know they’re out of business, but…

Amber Quick said he never wrote up the contract.

Matt Quick, Jr. said I knew him for years so I didn’t figure we would have this kind of trouble either.

Shari Sherman said so it looks like there’s a fireplace or furnace or something in there. She asked was somebody using it inside because that wouldn’t have been…

Amber Quick said that’s the way it came.

Matt Quick, Jr. said we’re actually taking it out.

Amber Quick said yeah.

Shari Sherman said okay.

Matt Quick, Jr. said everything’s already removed around it we just ain’t taking the firebox out and everything else is removed, the walls…

Amber Quick said the walls…

Matt Quick, Jr. said and everything around it.

Chairman Dayvolt said you know that the siding’s going to have to be all fixed…

Amber Quick said we have all of that. She said we’ve got brand new…

Chairman Dayvolt continued and electrics going to have to be put in and everything to get a COO.

Matt Quick, Jr. said huh.

Chairman Dayvolt said to get a certificate of occupancy.

Matt Quick, Jr. said yeah.

Chairman Dayvolt said that’s all going to have to be done.

Amber Quick said we have brand new siding. She said we’re changing the new OSB Board on the

outside.

Matt Quick, Jr. said new faucets, new toilets, all that everything we’ve got it all. He said we’ve actually already got it all.

Amber Quick said yeah.

Chairman Dayvolt said okay, this has been going on for 5 years.

Shari Sherman said and nothing’s been done in 5 years.

Chairman Dayvolt asked what assurance are you going to give us that it’s going to be done if you give you added time.

Matt Quick, Jr. said yeah, it’s on me this time…laughing…

Amber Quick said yeah.

Matt Quick, Jr. said it’s not on them because we’re done dealing with them. He said we actually got an attorney.

Shari Sherman said well, but it’s on you now.

Chairman Dayvolt said it’s always been on you sir.

Matt Quick, Jr. said well I get that, but you know what I mean. He said they were supposed to come back and fix it and we got an attorney and everything and it just never panned out. He added now I’m doing it myself.

Jeff Valiant said I was going to say, yeah, Henry’s has been gone for a while. He added and I say that because I drive by there coming to these meetings. He said it’s been gone for a long time.

Chairman Dayvolt said he sold that out to…

Amber Quick said Supercuts.

Chairman Dayvolt said I forget who the guy is.

Shari Sherman said but you’ve always been responsible.

Matt Quick, Jr. said well I understand that, yeah.

Chairman Dayvolt asked so what are you telling us that you’re going to…not feel like you’re going to do, but you’re going to do.

Shari Sherman asked how much can you do in the next 3 months.

Matt Quick, Jr. said 3 months…oh I can have a decent chunk of that one done, but I mean I still have to tear the other one down after we get that one done. He said I don’t know if 3 months will give me enough time for that because I work 60 plus hours a week too you know.

Chairman Dayvolt said yeah.

Attorney Doll asked is the old house a mobile home.

Amber Quick said yes.

Matt Quick, Jr. said a double wide mobile home, yeah.

Attorney Doll asked is this new one a double wide.

Matt Quick, Jr. said yeah. He said a lot newer and bigger. He said when we get the other one done, the one in front there is getting removed from the property…tore down…take to the land fill…whatever we’ve got to do.

Chairman Dayvolt said here’s the dilemma we’re going to be in…if you don’t get it done we’ll hand it over to Mr. Doll, the Attorney. He added then it’s out of our hands. He said so whatever you say to us it better be…you better keep it because we see and hear now even the problems that you’ve had with Henry or whoever it’s went 5 years. He said so whatever the will of this Board is whether they give you extra time or if they say something’s got to be done now then you know that will be the will of this Board what happens. He added but whatever we give you, you’re going to have to stick with it and get it done.

Matt Quick, Jr. said yeah.

Jeff Valiant asked you think 6 months will be enough…gives you until the end of the year.

Matt Quick, Jr. said huh.

Jeff Valiant said basically until the end of the year.

Shari Sherman asked and can you come back in 3 months and show what you’ve done.

Matt Quick, Jr. said yeah, yeah, we can come back.

Shari Sherman said I mean, substantial amount because if at 3 months you’ve only got a little bit done and then you’ve got another 3 months…you’re not going to realistically…you’ve got to do something now. She said it’s kind of slid for 5 years.

Dave Goldenberg said 5 years, yeah.

Attorney Doll asked so you’re thinking there will be a motion giving them until the end of December.

Jeff Valiant said basically yes…6 months would basically take them until the end of the year.

Attorney Doll said to get a certificate of occupancy for this home and to remove…

Jeff Valiant said you know I was thinking about that I mean because in our normal variances they get 6 months after the COO is issued but I don’t know if we want to push them out a year. He said I would like to get the COO done. He said you know I will make that my motion, get the COO within 6 months and that will give them basically the first part of the year to get the old one removed. He added because we know that’s going to be a chore too.

Attorney Doll asked how much time to remove the old one.

Jeff Valiant said I’m going to say 3 months.

Attorney Doll said 3 months.

Jeff Valiant said yeah.

Attorney Doll said so you understand what we’re asking you to do is get your…finish whatever you’ve got to do to get in. He said finish the new home by the end of the year, get your certificate of occupancy, then you’ve got 3 months to get rid of the old double wide, okay. He asked are the tires still under it or anything like that.

Matt Quick, Jr. said he’s got axles under…tires ain’t that big of a deal though.

Attorney Doll said no, so you could haul it away maybe.

Matt Quick, Jr. said yeah, probably so, yeah. He said the agreement was to tear it down, but I was just going to get it rolling or tear it down.

Jeff Valiant said anyway you can get rid of it.

Mike Moesner said anyway you can get rid of it.

Shari Sherman said however you want to get rid of it.

Chairman Dayvolt said it’s just got to be off the property.

Matt Quick, Jr. said yeah. He said it’ll be off the property I ain’t going to keep it so…laughing.

Board Members laughing.

Jeff Valiant said this basically gives you 6 months to get moved into the new place and it gives you a total of 9 months if you think about it to get rid of the old one…or just get your plans ready to get rid of the old one so.

Attorney Doll said and is there part of the motion that they have to come back and give reports.

Jeff Valiant said you know what I wouldn’t mind a progress report. He said I think it’s a good idea. He added so I’ll add that in there too if we could have a 3 month follow up.

Mrs. Barnhill asked so you want them back before the Board September the…

Jeff Valiant asked could we just send the inspector out.

Mrs. Barnhill replied yes.

Shari Sherman said and we want pictures.

Mrs. Barnhill said send inspector out…

Jeff Valiant said 3 months.

Attorney Doll said the County Inspector, Jeff’s going to come back to the property. He continued I guess he’s the fellow who took these pictures.

Matt Quick, Jr. said yeah, probably so.

Attorney Doll said okay, he’s going to come back and verify that you’re working on it…okay, so that you’re making progress, but I take it this is the last extension.

Chairman Dayvolt said this is it.

Attorney Doll said and if it isn’t…if you can’t comply with that say something now, but the expectation is that that will be the deadline and if you don’t comply with it by that deadline, we get to go see a judge.

Shari Sherman said and look at it as you’ll be in your new house by Christmas because it’s December 23rd so you’ll be celebrating Christmas in your new home so that’s a goal.

Matt Quick, Jr. said that works for me because it’s been long time waiting.

Jeff Valiant said well yeah, yeah, it’s…

Mrs. Barnhill said our meeting in December is the 22nd.

Shari Sherman said okay.

Mrs. Barnhill said so if we want it to come to the Board on December 22nd then I would have to have it by the 19th, the COO issued so I can check on it.

Shari Sherman said okay.

Attorney Doll said December 19th…important date.

Mrs. Barnhill said December 19th.

Chairman Dayvolt said write that one down.

Jeff Valiant said I mean that’s just my motion. He added I guess we will see if anyone even seconds it.

Mike Moesner said I second that.

Jeff Valiant said there you go.

Chairman Dayvolt said we have a motion by Mr. Valiant and a second by Mr. Moesner that we are giving…

Attorney Doll said an extension.

Chairman Dayvolt continued an extension…

Shari Sherman said last extension.

Chairman Dayvolt continued to December 19th.

Jeff Valiant said for the COO.

Chairman Dayvolt said for the COO.

Jeff Valiant said and then 3 months past that…

Chairman Dayvolt said then 3 months later to remove the other double wide.

Attorney Doll said the old home.

Chairman Dayvolt said the old one.

Mrs. Barnhill said if they do get the COO do you want them back here at the December meeting or if they do or they don’t.

Mike Moesner said I wouldn’t think they’d need to be if that’s…

Mrs. Barnhill said I’ll just report it to the Board.

Jeff Valiant said that will be fine.

Shari Sherman said if they’ve got everything and they have the certificate we don’t need to see them. She said if you…

Jeff Valiant said hopefully they will be putting up Christmas decorations in their new place.

Shari Sherman said yes.

Mrs. Barnhill said yes.

Shari Sherman said if you don’t have it done then yeah, we want to see you.

Jeff Valiant asked is there a vote on that.

Shari Sherman asked are we voting now.

Attorney Doll said haven’t voted yet.

Chairman Dayvolt said okay.

Mrs. Barnhill said we have a 1st and a 2nd.

Shari Sherman said yeah, we haven’t voted.

Mike Moesner said we haven’t voted yet.

Attorney Doll said Mike seconded it.

Shari Sherman said Mike seconded it.

Chairman Dayvolt said Mike seconded it. He said Jeff made a motion. He asked all in favor and it carried unanimously.

Attorney Doll said you’ve got a lot of work to do.

Matt Quick, Jr. asked now, do we need to renew the permit or just go on like we are.

Attorney Doll said keep working.

Matt Quick, Jr. said keep working.

Attorney Doll said keep working.

Jeff Valiant said you’re still running off the last extension.

Mrs. Barnhill asked Amber, do you need me to email you those dates or do you got it.

Amber Quick said I wrote it down.

Mrs. Barnhill said okay, good deal.

Amber Quick said yep.

Attorney Doll said good luck.

Chairman Dayvolt said we don’t want to see you.

Board Members laughing.

Jeff Willis said for at least not for the same reason.

Attorney Doll said you’re very pleasant but no we don’t want to see you.

Shari Sherman said you can come back for our Christmas one but I’m sure you’ll be in your own home and you don’t want to see us.

Amber Quick said that’s what I keep saying.

Attorney Doll said 5 years though is a long time. He said that’s a county record.

Shari Sherman said yeah, we don’t like those records.

Attorney Doll said it’s not a good record, but it’s a county record.

Board Members laughing.

Jeff Valiant said thank you folks.

**ATTORNEY BUSINESS:**

Attorney Doll said no attorney business.

Chairman Dayvolt said no attorney business.

Attorney Doll said no attorney business.

**EXECUTIVE DIRECTOR BUSINESS:**

Mrs. Barnhill said no Executive Director business.

Jeff Valiant made a motion to adjourn, The motion was seconded by Dave Goldenberg and it carried unanimously. The meeting adjourned at 6:40 p.m.

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 Terry Dayvolt, Chairman

ATTEST:

The undersigned Secretary of the Warrick County Board of Zoning Appeals does hereby certify the above and foregoing is a full and complete record of the Minutes of the said Board at their monthly meeting held June 23, 2025.

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Molly Barnhill, Executive Director