

Minutes
WARRICK COUNTY AREA BOARD OF ZONING APPEALS
Regular meeting to be held in the Commissioners Meeting Room,
Third Floor, Historic Courthouse,
Boonville, Indiana
June 26, 2023 at 6:00 P.M.

PLEDGE OF ALLEGIANCE:

MEMBERS PRESENT: Terry Dayvolt, Chairman, Mike Winge, Doris Horn, Mike Moesner, Jeff Valiant, and Jeff Willis.

Members absent Paul Keller.

Also present was Morrie Doll, Attorney, Molly Barnhill, Executive Director, Kim Kaiser, staff.

MINUTES: Upon a motion made by Mike Moesner and seconded by Mike Winge the Minutes of the last regular meeting held June 26, 2023 were approved as circulated.

Chairman Dayvolt said before we start we will call your application you will come to the podium, sign in, state your name after you do that we will have a staff report and after that we will proceed with your variance or your special use. He stated if you would, if everybody would turn your cell phones off so that we are not being distracted by them please.

SPECIAL USES:

BZA-SU-23-13

APPLICANT: Carey Springs Farm, LLC by M. Catherine Carey, Owner

OWNER: Mary C. & Bruce E. Carey

PREMISIS AFFECTED: Property located on the west side of Fehd Road approximately 0' northwest of the intersection formed by Fehd Road and Fisherville Road. Campbell Twp. 16-5-9 3599 *Fehd Road*

NATURE OF THE CASE: Applicant requests a Special Use, SU-2, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: a stable for training and education using horses to interact with. All in an "A" Agricultural Zoning District. *Advertised in The Standard 6/15/2023.*

Chairman Dayvolt said state your name please.

Attorney Stahl said I am Dirk Stahl with Ziemer, Stayman, Weitzel, and Shoulders, representing the Carey's on this matter.

Chairman Dayvolt asked are the owner's here.

Attorney Stahl replied they are.

Chairman Dayvolt asked and they are.

Attorney Stahl stated this is Cathy and Bruce.

Chairman Dayvolt asked for the staff report.

Mrs. Barnhill said we have all of the white pay receipts and there were eight and we have seven of the green cards back from the adjacent property owners. She stated the existing land use is a single-family dwelling with an unattached accessory. She continued the surrounding zoning and land use in all directions is "A" Agricultural with single-family dwellings or vacant farm ground, there is no floodplain. She said they have an existing residential drive on to Fehd Road. She said the applicant's statement says *partner with horses to empower teams and leaders with non-riding growth opportunities that develop confidence and mindfulness in a fun way*. She stated the application is in order.

Chairman Dayvolt asked do you have anything to add to the staff report.

Attorney Stahl responded yes sir, if I may. He said we just have some handouts.

Chairman Dayvolt stated anything you give us will be ours.

Attorney Stahl replied understood. He continued I have extras if that doesn't make it all the way. He stated this is an adventure that is new for our area, but it is going on in other parts of the country and it is basically leadership training involving interaction with horses, donkeys, and equine animals. He continued it is not riding but the participants basically learn to interact with the animals...there is...I don't know how many of you are horse people, but there is definitely a special connection between horses and people and they can read...they react to emotions and things like that, but it is basically a guided process where you are in that setting but you are learning as the staff report said, mindfulness and leadership skills. He said this is going to be a very small operation in terms of... you know they have three or four horses right now.

Cathy Carey stated three right now.

Attorney Stahl said three right now. He stated they can really only take six people at a time and the sessions... there would only be at most one per day and they wouldn't be in the evenings and they wouldn't be on weekends so basically it is kind of most of the day kind of thing. He said so not a lot of traffic coming in and out. He stated we feel like this is a good opportunity for some very low intensive...low intensity economic development. He said when I say low intensity I mean the use because it is not...it's basically what I call ag adjacent. He stated you know it is horses and barns rather than any kind of true commercial enterprise. He continued obviously it is there to earn money but it is a far cry from a store or any kind of business that you would have. He stated the way it is set up right now they have a barn...this is where they live, the Carey's live there in the house. He continued they have a barn, which is where the stables are, which is where the horses are. He stated they have an open air riding area or paddock; it is a sand riding area and the plan is and they have already started the plan and they will go through that process as we go to

add a covered arena over that sand area. He said it will just be another...it will look like a barn except it will be almost completely empty with just the big riding area. He stated Cathy is here and she has some...do you want to add anything to describe what you are doing.

Cathy Carey stated my name is Cathy Carey and I am a certified equine assisted learning facilitator and we are wanting to use our property of course as described to develop programs for leadership and teamwork using our horses that we have had for quite some time and so we are now going to put them to work. She continued they are very sweet horses and gentle and this is a non-riding venture that we are going to enter into. He stated we have a nine acre farm so we don't anticipate adding very many more horses maybe 2-3 and our operation as he said would be six...we take about six clients at a time maybe more. She said we can go up to twelve we can't have a whole lot of people in at one time because there is too much energy around horses particularly when we have an indoor arena. She stated so we are limited in size and scope. She said we have...if you would like an example of an activity I can give you an example of an activity working with the horses like for an example there is an activity where you have teams that are leading a horse through an obstacle while holding a golf ball on a spoon. She stated the goal is not to win the competition but to move together as a team and so you know you are competing towards the same goal...not competing you are coordinating towards the same goal. She added so they have a lot of fun and there is a lot of dropping of the golf ball and trying to get the horse to co-operate and those types of things. She stated but in the process we also do an assessment for leadership maybe Clifton Strengths for working genius or just functions of a team and so we meet with the clients, we go through these activities, and then we relate those activities back to the work place and then they develop an action plan on how they are going to work on team work or work on whatever issues they may be having at the time. She said that is what it is.

Chairman Dayvolt asked so my understanding, you're right, it is more of a corporate...

Cathy Carey stated my goal is for corporate client or businesses. She asked is that what you are asking.

Chairman Dayvolt said umhummm.

Mike Winge stated she's working with corporations.

Cathy Carey responded yes, working with businesses. She stated they could be anywhere from a small business up to a Fortune 100 is what we would like to have in order to do this. She said we could work with teenagers in FBLA or FFA or something like that on team building and leadership because that is something that they do as well but my target really is adults.

Chairman Dayvolt asked is there anything else to add. He asked any questions by the Board.

Bruce Carey stated my name is Bruce Carey and I am just going to officially sign in. He said I am the official farmhand. He said I do all of the work, the farm work I mean.

Chairman Dayvolt said you are the stall cleaner.

Bruce Carey responded I am the stall cleaner.

Cathy Carey stated I signed in as Cathy but my first name is Mary. She said Mary Carey (shrugging her shoulders) but I have always gone by Cathy and that didn't change after we got married.

Chairman Dayvolt asked any questions by the Board. He said seeing none I will entertain a motion...well is there anybody here to remonstrate.

Gentleman from the audience replied yes, sir.

John Dill stated my name is John Dill and I live at 9866 Fisherville Road and I am right behind the property where they are wanting to start this team building. He said I am exactly from here to that building (pointing out the window to the north) from their property where they are talking about building this or putting this covered arena. He stated Mr. Winge you know my property you have been there many, many times. He said I have to look at stuff...I've been here for 21 years. He stated I bought my property, I built my house, me and my wife, in the audience there, built our dream home. He said we came from the hood of Evansville out here to the quietness of Greenfield Subdivision in Campbell Township, lot number 16. He said now when I received this letter... you'll have to excuse me because this has me ah...I've been through quite a lot in the last 21 years of living out here of stuff being done that is not supposed to be done. He said let's talk about this what they are wanting to start. He stated they are six to eight like in her letter but on the website it is saying six to twenty people. He said they will start off with adults and then work down to children, whatever they want to do... hey you know cater by the door, that's good. He stated my question is somebody that worked in safety for 25 years in corporate I always ask what if and from what I've seen from what I have seen in the last 20 years that has come from this Board and it's been passed and what has been done out on the streets is totally different. He said you talk about this business so let's start off with another business. He stated we had a man try to get a camp ground built in front of the subdivision and we all came and all of the people from all of the neighborhoods...Tom Newmaster was going to build a campground...lovey dovey campground...he was going to build, which is there but it was passed from this Board that people could only stay there 13 nights total...great...here comes where you all's problems come into effect...every time one owner buys something he sells it because it doesn't work and a new owner comes in and he puts his own rules into effect. He said you have a company there called Miles Landing that's running a campground and people can stay long stay and work for months to a year. He stated they have underpinning, there's trailers, it's a trailer park so that is just one of the variances of stuff you all have done over the years. He said now we are wanting to build this business here, team building, okay. He said I have to ask it's something I see all of the credentials of what is going on in this subdivision right now or what we are going by...are we going by agricultural ground or are we going by subdivision cause two different offices in you all's buildings says one is agriculture and it doesn't matter and the other one says no because when you are paying the taxes where your house is is residential. He stated so I don't know what we are going by today so somebody want to inform me but what I don't understand is we are going to do this team building. He said say I'm sure it is already a done deal because it is supposedly agricultural ground. He said their ground was changed in 2019 in June from non-tillable to non-agriculture so that said. He asked what if this doesn't work. He said they already have their foot in the door, they can run

a business so as I always ask what if. He stated if this don't work and they say it is going to be a nonbusiness well on their web page it states that they have a shop and will be selling feed and stuff like that for the horses...where you can buy from them. He added so I don't know what is what here. He stated but I just want to know if this doesn't work and they build this big tent then what so they are going to have to run a stable to have all kinds of more traffic. He said we have Comb's Landscaping that built out there that is supposed to be just for their landscaping for their housing, which that is bogus because now all of their construction company runs up and down Fisherville and Asbury Cemetery...it's a roadway. He stated we have people flying up and down that road. He said so I have to look at what if. He said you have all credentials right now...no a law is passed in Warrick County where anybody can drive a golf cart so at 8:00 at night you drive down Fisherville you'll see a four year old driving a golf cart with mom on the back seat nursing a child. He said you'll have farmer's flying down the road that will not move out of the way because they park all of their equipment right in the middle of our subdivision and that's allow, which is right behind their property and mine and the send a dust cloud everywhere they don't care, they tear up property they don't care, they have spills they don't care because nobody is out there to watch what is going on. He stated so you have to excuse me I have a bad heart so my breathing is not that good but I know you are probably going to pass it but just think about one thing what if. He added what if this don't work and they start some other business because they have a dream. He said you know we all have dreams too. He stated I mean a lot of us built out there and took every penny we have to build our dream and we are staying out there even with all the differences and the problems we have had with our homes. He said we pay high top dollars of taxes and we do what we are supposed to do. He stated I am asking you to just think about what if that was your house and this was right there in your backyard and you don't have no privacy because that's your backyard but that's going to be her business so if I am out on my deck that I built in my pool and all of that I got people over there doing some team leading so there goes my privacy and there also goes my dream so I thank you.

Chairman Dayvolt asked this ground is zoned agricultural isn't it.

Mrs. Barnhill replied yes.

Chairman Dayvolt responded that's what it says.

Mrs. Barnhill stated zoning is one thing and how it is taxed is separate.

Attorney Doll said assessment.

Mrs. Barnhill responded well yeah the assessment is different.

Chairman Dayvolt stated some of the issues that you have brought up sir needed to be brought to the office downstairs before tonight. He said I don't know if you have done it or not.

John Dill stated I have tried over the years and I guess whatever it is with my name or whatever I have been through over the last 20 years with...

Mrs. Barnhill asked will you come and talk into the microphone because we are going to have to type these minutes.

Mike Winge stated he needed to come forward before now.

John Dill said excuse me.

Mrs. Barnhill responded will you talk into the microphone.

John Dill replied sure sure.

Mrs. Barnhill stated we are recording and have to type...

John Dill stated I have a lot of issues but you know I've brought...I mean I have to put cameras on my property because I've had people come up and rob me. He said when we first built our house we busted two meth places back there on that access road. He stated you've got farmers that come in a subdivision that have no right to even...to me as respect the way I was raised and everything shouldn't even be there. He said they tear up people's property, they have spills and don't care because they have nobody to answer to. He stated you know, that's...I mean you are going to do I know what is going to happen, I know how things work in this county, but you guys have got to start thinking what if you are living there, what if that is your dream, what if you got to live there and you have somebody building another business, what is the next one. He said if we are going to go agricultural then everybody out there is living a false lie because I got all of the paperwork from 22 years ago that they were all plotted as subdivisions but your office tells me that that's just a word. He stated that just irritates me for someone that's been through what I've done and you can...I don't care if anybody knows my history or whatever I don't care...but that's not right, that's not right to have...you know we pay all of this money but hey I don't have a bunch of money to back my name so I can't say nothing...it is what it is so. He said I just ask you to think about it when you start passing anything from now on. He continued think about it though as your backyard like hmmm even though it is agricultural and it is residential cause everybody's homes is from \$200,000 grand up so it ain't no cheap area you know so I don't know where you all live and it ain't none of my business but I'm just saying if it was your neighborhood would you want that there.

Chairman Dayvolt responded thank you for your input.

John Dill replied yeah, thanks for listening to me.

Chairman Dayvolt asked is there anything you would like to say.

Attorney Stahl responded I probably don't need to say much because I think a lot of that other problems you know that they are not really necessarily germane to this. He said this is not a rezoning as you know uhm special use permits are narrow in nature and they will expire if they are not used for a year so I don't think that there would be any problem with what next, what next, what next so we would hope that the specific use in the special use that we are asking for is found to be compatible enough with the area based on the information that we have provided.

Chairman Dayvolt asked are there any questions from the Board.

Mike Winge asked could that be a home workshop.

Mrs. Barnhill asked what.

Mike Winge asked could that be classified as a home workshop if there is no employees or anything because it is a small business.

Mrs. Barnhill said a home workshop.

Mike Winge responded yeah.

Mrs. Barnhill asked with horses.

Attorney Doll responded I think it is where it belongs.

Mike Winge said well yeah, I mean...

Attorney Doll said stable.

Mike Winge replied it's a business.

Attorney Doll responded it's a stable.

Mrs. Barnhill replied it's a stable.

Mike Moesner stated it is zoned agriculture.

John Dill asked then why do we pay residential taxes...

Jeff Valiant responded that is totally different from the zoning.

Mike Moesner stated that's totally different than what we are talking about here, sir.

Jeff Willis stated this property is not part of a subdivision.

Mrs. Barnhill stated it is all zoned agricultural out there.

Someone in the audience responded yeah, it is.

Jeff Will stated I think sometimes there is confusion when people look at a property record card and they see the use that is assigned for them in assessment perspective it kind of gets confusing with...it gets confused with land use.

Attorney Doll stated there is no relevance.

Jeff Willis asked huh.

Mrs. Barnhill stated no...

Attorney Doll replied no relevance to the use.

Jeff Willis responded right.

Attorney Doll stated it is a state requirement that the Assessor's office is mandated to follow and they have to put everybody in a hole whether it is a round peg in a square hole or a square peg in a square hole.

Mrs. Barnhill stated they have state code to follow and we have a different state code that we follow. She added Mike a home workshop would be entirely within an accessory building.

Mike Winge replied so it wouldn't go in this so okay.

Attorney Doll responded SU-2.

Chairman Dayvolt asked anymore questions by the Board. He said I have one question for Morrie. He asked I see that they are going to have signs warning of liability do we need a hold harmless if we pass this against us.

Attorney Doll responded no, that is for the property owner's protection. He said we only require a hold harmless for example, and there is one on the agenda for tonight I think, a right-of-way access to a piece of property verses direct access to a public road we then ask, if we approve that, we always ask for a hold harmless under those circumstances but we're not in the line fire so to speak for the use so we don't need a hold harmless.

Chairman Dayvolt asked any questions by the Board.

Mrs. Barnhill stated we will have to get state approved plans for their riding arena and everything.

Mike Winge asked wouldn't that be pending on that then.

Attorney Doll asked how many square feet.

Mrs. Barnhill stated it would be subject to any approval and subject to that.

Attorney Doll asked how many square feet in the arena.

Mrs. Barnhill asked in the arena.

Bruce Carey stated our home would be...

Attorney Doll replied no, the arena.

Bruce Carey said the arena right now is...

Attorney Doll responded no, you are gonna maybe build a covered arena.

Bruce Carey responded yes, 60x100 is what the future plans...

Attorney Doll said so 6,000 square feet.

Bruce Carey replied yes, which is equivalent to the same size barn that I have now.

Attorney Doll stated I think everything above 5,000 square feet requires a state approval so you will have to have your plans submitted to Indianapolis and they will be certified. He asked this arena does it have sides or is it open air.

Bruce Carey stated the goal when we build...the arena we have now is an open lot covered with fence.

Attorney Doll responded right.

Bruce Carey stated the future plan will be an all enclosed building.

Attorney Doll asked well uh, the Building Commissioner's office downstairs would be the one that who would require the approval from the state.

Mrs. Barnhill replied yes, and we have spoken to them about this project.

Bruce Carey stated and I have the preliminary paperwork from the...

Attorney Doll said okay.

Mrs. Barnhill stated I wasn't sure so we double checked with them.

Attorney Doll said 5,000 to my recollection.

Attorney Stahl asked is that for the commercial design release.

Attorney Doll said yeah, I think it is five.

Attorney Stahl stated I don't remember.

Attorney Doll stated I think it is 5,000 square feet but downstairs will know off of the top of their heads in the Building Commissioner's office.

Attorney Stahl said yeah, they've gone to a site review meeting so...

Attorney Doll said that would be with us.

Attorney Stahl stated I mean as far as letting the highway the County Engineer and the Health Department.

Attorney Doll responded no. He said that is technically different than what we are talking about it is parallel.

Attorney Stahl said right.

Attorney Doll stated but it's...

Attorney Stahl said it is just one of many things that you have to...

Attorney Doll said as long as you are following what the Building Commissioner's directions are that's the key.

Chairman Dayvolt asked so would this be contingent to that, Morrie on this approval.

Attorney Doll stated he won't give them a building permit. He said he won't sign off on the approval of the land without that element so, Terry we don't need to make this contingent on the State's approval.

Chairman Dayvolt responded okay.

Mike Winge stated they will catch this downstairs.

Mrs. Barnhill stated subject to.

Attorney Doll responded yeah.

Chairman Dayvolt said subject to, okay. He asked anymore questions.

Jeff Valiant said I just have one question and I want it for the record so right now if they weren't doing anything could they build a barn out there.

Mrs. Barnhill replied yes.

Jeff Valiant said without this business could they just put up a barn for farm equipment.

Mike Winge responded they would have to get a building permit.

Attorney Doll replied yeah, if they get a building permit.

Jeff Valiant responded thank you.

After ascertaining there were no more questions from the Board and no remonstrators for or against, Chairman Dayvolt called for a motion.

I, Mike Winge, 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 any required Federal, State, or Local permits being obtained.
2. Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
3. Subject to all public utility easements and facilities in place.
4. 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.
5. Subject to any rules, regulations, and permits from the Warrick County Health Department.
6. Subject to any permits required from Area Plan Commission being obtained.
7. Subject to any permits required from the Building Commission being obtained.

The motion was seconded by Jeff Valiant and unanimously approved.

Chairman Dayvolt stated next up is a variance.

BZA-V-23-10

APPLICANT: Linda G. Kerner

OWNER: Blaine & Linda G. Kerner

PREMISIS AFFECTED: Property located on the west side of Libbert Road approximately .5 mile south of the intersection formed by Libbert Road and Telephone Road, Ohio Twp. 16-6-9 Lot No. 2 in Roedel Ridge Subdivision. *2511 Libbert Road*

NATURE OF THE CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: an Improvement Location Permit to be issued for: a SFD on a property with an existing SFD to be removed within 3 months after receiving COO, all being in an “A” Agricultural Zoning District. *Advertised in The Standard 6/15/2023*

Linda & Blaine Kerner were present.

Chairman Dayvolt asked for a staff report.

Mrs. Barnhill stated return receipts we have all of the green cards except for three but we have the white pay receipts and they were mailed correctly. She said the existing use is a single-family dwelling with an unattached accessory. She stated the surrounding zoning and land use is to the east is zoned R-1 being Pleasant Valley, West Wood Subdivisions with single-family dwellings. She added to the north, south, and west are all zoned “A” Agricultural with farm ground. She stated there is no floodplain and they have an existing drive on Libbert Road. She said the applicant’s statement says *we would like to live in the existing home while the new home is being built. Once construction has been completed, the old structure will be torn down.* She stated the application is in order.

Chairman Dayvolt asked do you have anything to add to the staff report.

Linda Kerner stated nothing to add.

Chairman Dayvolt asked any questions by the Board.

Attorney Doll asked is there any place you have to live if you don’t live in the old house while you are building the new house.

Linda Kerner stated we currently don’t have any arrangements for anywhere else.

Attorney Doll asked who is building the new house.

Linda Kerner responded Brian Stevens.

Attorney Doll asked so it is a contractor.

Linda Kerner replied yes.

Attorney Doll asked and how long uh how long will the two houses be on the same parcel.

Linda Kerner said uhmm.

Attorney Doll asked how long will it take to build the new house.

Linda Kerner replied they are saying 7-8 months to build once it gets started and then we will tear it down as soon as soon as we get moved in.

Attorney Doll asked okay, so how long after you move into the new one...

Linda Kerner said ahum.

Attorney Doll asked do you expect it will take to tear down the old.

Linda Kerner stated I am hoping that three months allowed will be enough time if it take 7-8 months that puts us in like February or March hopefully there is no snow storms there's no problems but I don't foresee there being anything to prevent us from doing that.

Attorney Doll asked are you going to tear the house down yourselves.

Blaine Kerner replied we are going to probably use Brian Stevens he has some demolition guys.

Attorney Doll asked okay, so the builder will also be the guy that tears down the old one.

Blaine Kerner responded he is going to be quoting the demolition for it.

Mike Winge stated that shouldn't be a problem if he's...

Mrs. Barnhill asked is your mic on.

Mike Winge stated it is now. He said that shouldn't be a problem if he's go that.

Attorney Doll replied I agree, good, thanks,

Chairman Dayvolt asked any other questions by the Board. He asked is anybody else here for or against this project.

Mrs. Barnhill asked are you septic or sewer out there.

Linda Kerner responded septic.

Mrs. Barnhill asked have you talked to the Health Department about the one for the new home.

Linda Kerner stated I believe Brian is taking care of all of that for us.

Mrs. Barnhill responded okay, you just need to make sure we have that before we can give the permit for it.

Linda Kerner replied okay.

Chairman Dayvolt asked questions. He asked is there anyone else here for or against, last call.

After ascertaining there were no more questions from the Board and the no remonstrator's for or against the project, Chairman Dayvolt called for a motion.

I, Jeff Valiant, 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 existing home and they have nowhere else to stay while the new one is being built.
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 existing residence being removed within 3 months from issuance of Certificate of Occupancy.

The motion was seconded by Mike Winge and carried unanimously.

Linda and Blaine Kerner said thank you.

BZA-V-23-11

APPLICANT & OWNER: Ann Pendley

PREMISIS AFFECTED: Property located on the west side of Yankeetown Road approximately 87' south of the intersection formed by Yankeetown Road and Poorman's Road, Anderson Twp. 10-7-8 7027 Yankeetown Road

NATURE OF THE CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: an Improvement Location Permit to be issued for: a SFD with access by a 16.5' ingress/egress easement all in an "A" Agricultural Zoning District. *Advertised in The Standard 6/15/2023*

Ann Pendley and Kevin Pendley were present.

Chairman Dayvolt asked for a staff report.

Mrs. Barnhill stated on the return receipts we do have all of the green cards and they were mailed properly. She said the existing land use is a single-family dwelling and unattached accessory. She asked that has been removed though right.

Ann Pendley responded not yet we were waiting to hear from you guys before we removed it.

Mrs. Barnhill said okay, so there is a single-family dwelling on there right now and an unattached accessory. She stated the surrounding zoning and land use in all directions are zoned "A" Agricultural with single-family dwellings. She continued there is no floodplain and they do have an existing drive onto Yankeetown Road. She said the applicant's statement says *I want to build*

a single-family dwelling on my piece of property and I have a 16.5 foot ingress/egress easement. She stated I would suggest that any approval if approved tonight would be subject to a hold harmless.

Attorney Doll said true.

Mrs. Barnhill continued so the application would be in order.

Chairman Dayvolt stated that is strictly for the fire department and...

Attorney Doll stated well it is a general hold harmless.

Ann Pendley stated my husband is a retired fire fighter from Evansville Fire Department so I completely understand what you are saying, thank you very much.

Chairman Dayvolt said okay. He asked would the single-family dwelling that is there now, will it be removed before you start building.

Ann Pendley responded as soon as you guys approve it I have TBW Works actually commissioned to take the house down as I go through this. She continued so yes, the house will come down, he will take down all of the unhealthy trees and leave the healthy trees because that is important to us. She said I did listen to you guys I have it on airplane mode (holding up her phone) I save trees so please understand that saving the trees are very important to us with that.

Chairman Dayvolt asked questions by the Board.

Attorney Doll asked your house is behind the property at 7033 Yankeetown Road.

Ann Pendley responded that is correct. She said there's a, I call it the yellow house because it is a yellow house, and then there is a ravine that goes down and it comes up to our land, and then there is probably about $\frac{3}{4}$ of an acre and then that is where our house will be.

Attorney Doll asked so, 16.5 feet of...who owns that.

Ann Pendley stated actually it is Thomas Carter, he would be here tonight but he actually had to work in Indianapolis. She said I do have an email from him talking about...if you want to see it he is actually our son saying he is okay with this but he owns that and that is his variance to go back to his land and he has our eleven year old granddaughter so we are really excited to be close to them but be far enough apart so that there are some trees in between and enjoy our retirement years in Warrick County.

Attorney Doll asked so, you have a written easement now.

Ann Pendley replied that is correct. She stated there is an easement but no variance.

Attorney Doll responded right. He said it looks like... did you buy this property from an estate or did you inherit it.

Ann Pendley stated I bought it from Aaron Southerland who was in bankruptcy.

Attorney Doll said I'm sorry I couldn't hear you.

Ann Pendley replied Aaron Southerland who was in bankruptcy. She added so the history of the house itself his mom and dad lived there...it is so interesting going through the house because we can see this... his mom and dad lived there and raised him and his brother, Aaron and his brother, when they passed they left it to Aaron. She said when he did that, I think that was like 8-10 years ago he has done no improvements to the house. She stated it is super challenging to look at and to maybe even possibly restore so he was in bankruptcy he still had, I think, six months left on that we went ahead and offered a cash deal so that he could get to live the life that he wanted to live and also give and pay back taxes for the County and it all worked out in a positive manner but we really want to build something different that would bring life back to that land.

Kevin Pendley stated he absolutely did nothing to the property. He added I mean all of the trees growing up...we had to cut trees back and bushes out just to get into the house.

Ann Pendley said just to get into the house and he lived there.

Kevin Pendley stated and they were hoarders and had animals and smoked for 40 years so as much as we would like to try and save the property it is not salvageable.

Ann Pendley stated it's just...it's... but we haven't done anything to it because we are doing things properly and going through the correct...

Kevin Pendley added he also didn't have trash service for the whole time and all of the trash is outside.

Ann Pendley said for 10 years.

Kevin Pendley stated for 10 years. He said it is a hovel. He added I don't know why you are doing this.

Ann Pendley stated but we have great plans for this...we have great plans for this land and we want to be close to our granddaughter and to our son and his wife...I mean we just want to bring life back to that and to the County and bring more dollars to the County because we are going to actually improve that property.

Chairman Dayvolt said this easement is recorded in this deed, Morrie.

Attorney Doll responded umhum, I'm looking at that yeah.

Chairman Dayvolt asked any questions by the Board. He asked anybody here for or against this project. He asked questions. He stated I will 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 limitation of the easement.

Attorney Doll stated well there is no other access, this is it.

Ann Pendley stated this is it.

Attorney Doll stated this is really a request for two variances. He said one is a variance from the County's requirement Mike that property have an ingress and egress directly on a public road and they don't. He added you all are on an easement. He stated that is one variance. He continued the second variance is the width. He stated I don't know what firehouse you were at but if you had one of the bigger vehicles it would be difficult would it not to get that vehicle back to your house off of Yankeetown Road.

Kevin Pendley replied it would be tight really tight.

Attorney Doll stated so there is a variance from the width. He said typically we require 50...

Mrs. Barnhill responded 50 feet.

Chairman Dayvolt said 50 foot.

Attorney Doll said so, folks you are significantly narrower than that. He added as such Mike at the end you are going to want to say....

Mike Moesner said right a hold harmless.

Attorney Doll continued a hold harmless to hold Warrick County harmless if in the future you need municipal services and they can't get to you and your house burns down, or person has a

heart attack, or what have you and you say why did Warrick County let us build back there so therefore they are liable. He said I know welcome to America.

Ann Pendley stated I have a pen where do you want me to sign.

Attorney Doll continued and so we will be asking for a hold harmless but it's...there is no other access and this is it 16.5 feet. He stated I understand it is your son...

Ann Pendley said who lives back at 7019, which we share the same drive.

Attorney Doll asked what... He said I was going to give you a piece of advice that you ought to try to buy it the easement...you ought to try to buy that land and make it part of your property. He added that is far less uncertain than an easement okay.

Ann Pendley stated but that is the only route that he has to his house.

Kevin Pendley said that is the only route to his house too.

Attorney Doll stated I understand and I stopped when he said that or you said that because why would he sell you the only access to his land.

Ann Pendley replied right.

Attorney Doll responded okay.

Ann Pendley stated it's...

Attorney Doll said it is.

Ann Pendley stated it is what it is and we don't have any way around it.

Kevin Pendley responded yeah.

Attorney Doll said okay. He asked did I answer that Mike.

Mike Moesner stated the girls will have a time typing that.

Attorney Doll replied yeah.

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 a Hold Harmless Agreement being executed and recorded.
 - d. Subject to the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
 - e. Subject to all utility easement and facilities in place

The motion was seconded by Doris Horn and carried unanimously.

Attorney Doll asked can I ask one more question.

Ann Pendley responded absolutely.

Attorney Doll said we were just looking Mrs. Pendley and this property is only your name.

Ann Pendley replied yes, that is correct. She said he was working at the fire department at that time and any wife knows and you guys know too, to get your husband to is a lot of work so I just did it all in my name.

Mrs. Barnhill stated it is just easier to do it all yourself.

Ann Pendley responded amen sister. She added but it will change, it will change.

Attorney Doll said change it.

Ann Pendley continued it will change but he retired on March 15, 2023 so it will change...

Attorney Doll stated if you were to get killed in a car wreck he is homeless.

Ann Pendley said Awww. She asked you have a blanket don't you.

Kevin Pendley replied yeah, I've got my Tahoe.

Attorney Doll said okay, get it changed.

Chairman Dayvolt stated I can live at the firehouse.

Kevin Pendley said absolutely, they would take me back.

Attorney Doll said you won't like surprises.

Ann Pendley stated which we have another house in Warrick County. She said we have been residents of Warrick County for 24 years 25 years. She stated this is just kind of extra. She continued thank you guys we appreciate it, thank you for your time.

Kevin Pendley said have a good evening.

Ann Pendley responded yes, definitely.

BZA-V-23-12

APPLICANT: Mindy Green

OWNER: St. Matthew Church of Lynnville, by Roger Beckley, Council President

PREMISIS AFFECTED: Property located on the north side of Somerville Road approximately 0' west of the intersection formed by Somerville Road and German Church Road, Hart Twp. 21-3-8. *3044 Somerville Road*

NATURE OF THE CASE: Applicant requests a variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow: an Improvement Location Permit to be issued for: a 14x36' addition within the 25' building setback line, encroaching 23' leaving a 2' setback. All in an "A" Agricultural Zoning District. *Advertised in The Standard 6/15/2023*

Roger Beckley and Mindy Green were present.

Chairman Dayvolt asked for a staff report.

Mrs. Barnhill stated we have all of the green cards from the notice to the adjacent property. She continued the existing land use is a church and there is a home on the property. She said the surrounding zoning and land use in all directions are zoned "A" Agricultural with no floodplain and they have an existing drive on Somerville Road. She stated we do have an email from the Warrick County Engineer included in your packet stating he has never recommended a structure to be placed this close the road right-of-way. The applicant's statement says *We would like to add to our "foyer" to add more room and a "bell tower". This is the main way to enter the sanctuary.* She continued so 25 feet is the requirement, 5 feet is a commercial setback from the right-of-way and they are asking for 2 feet, which I have never seen done before. She stated the application would be in order.

Chairman Dayvolt asked any questions.

Attorney Doll said the obvious question is why.

Chairman Dayvolt responded yeah.

Roger Beckley stated well first of all whenever we come out...I'll tell you what I have some pictures here if you guys would like to see them.

Attorney Doll stated what you give to us stays with us.

Chairman Dayvolt said stays with us.

Attorney Doll stated we are the opposite of Vegas.

Roger Beckley stated there are only six of them here. He said they are both the front of the church but they are from different angles. He added they still give you the basic idea. He said I will just pass them out and you can just share how's that. He continued the reason we are wanting to do this is right now everybody comes out in the road and it is mainly a safety concern for what we need. He said coming down the steps whether it be little kids, older people, or whatever we just don't want to do it that way. He stated yeah, I know going through all of this is maybe pulling our hair out but at the same time if it saves the life of a little kid that just took out, darted away, or got away from his parents and got out in the road or some elderly people that happened to trip or fall or something and wander out in the road. He stated we are trying to put the entrance on the sides so we need that extra room coming out at least right at the 14 foot mark so we can get ramps for handicapped ramps, we can get the doors in there so whenever there is a funeral you have to have room to get caskets maneuvered around and that is the reason we go into the 14 foot. He stated we tried to keep as close as we could and still make it useful for what we need.

Mike Moesner asked so instead of entering from the road you would be entering from either side.

Roger Beckley responded from either side yes. He said and there will be a handicap ramp on the west side of the church. He stated there is handicap parking on the east side but it indented into the yard more and there is another ramp that goes into the back part of the church so they can use that also. He said so both sides of the church will have handicap ramps on them. He stated the

front of the church is actually...will be at the bottom of the steps. He continued where you see the steps at I think it is actually 10-12 inches past the bottom step is going to be the 14 feet that we are requesting. He said right now you still have another 4 feet of sidewalk past what we are requesting for and that would still be there.

Jeff Willis asked how far off of the steps did you say.

Roger Beckley responded about 10-12 inches past the bottom of the step.

Attorney Doll asked is this a safety hazard for vehicular traffic on the road.

Mike Winge said that is what I was going to ask. He said that is awful close to...

Roger Beckley stated well, we have never had any issues with vehicles running into the church in the history that I know about and I've been there...I'm 63 years old and we have never had any issues. He said the issues that we are having now...now naturally they don't run on Sunday's but if we have anything through the week all of the coal trucks are coming through there and that is why we don't want somebody to dart out or trip and fall when there is a coal truck coming.

Attorney Doll said so that's why you are putting the doors on the side.

Roger Beckley state the doors are going on the side.

Chairman Dayvolt said as I look at the front of the church is there a vestibule right inside the doors or is....

Roger Beckley said very little it is maybe six feet.

Jeff Willis stated an old church.

Roger Beckley stated then the sanctuary starts.

Chairman Dayvolt asked does it go all of the way across.

Roger Beckley responded well almost and then there are steps that go down to the basement. He continued it's an L type steps that go down to the basement out of the vestibule so it is very tight in there.

Chairman Dayvolt asked so there are no utilities or anything coming out there where you are at.

Roger Beckley replied no. He said we tried to keep it as simple as we could and not go out any further than we have to just so we can make it work. He stated to answer most of your questions what brought most of this up is safety.

Jeff Valiant stated I apologize because I have not been there for a service but I would assume on Sunday's that you have some people that park right out front here.

Roger Beckley responded on the other side of the road sometimes.

Jeff Valiant stated it does kind of give the appearance that this is off the roadway.

Roger Beckley replied it is. He stated we tried to measure it one time I think there was something said about 22.5 feet from the centerline of the road and this was actually I think either right at it or a little bit more than a foot from the center of the road.

Doris Horn said it is just a small old church that they....

Jeff Willis asked and you are bringing the whole front of the church out or are you just doing a little section there to be...

Roger Beckley said it will be the full width of the church.

Jeff Willis asked the full height as well.

Roger Beckley responded no, 10 feet I believe is what the height is.

Jeff Valiant asked so you said it is coming out like roughly a foot past the steps.

Roger Beckley replied yes.

Jeff Willis said there is a window there above the door.

Attorney Doll asked will it be about that height.

Roger Beckley responded yeah, that window will still be visible inside the church. He said the bell tower, well there is not a bell tower on it but I don't know if there was anything said about it. He stated the bell tower that is up there now is what we will keep. He said this is just an enclosure and it is right above where that window is. He added I think they said it was 10 feet walls.

Chairman Dayvolt asked do you have any thoughts of any type of safety barrier or anything.

Roger Beckley asked do you mean in front of it.

Chairman Dayvolt replied uh huh.

Roger Beckley stated we could talk to the contractor and see what they suggest on something like that.

Mike Winge stated there ain't no room to put nothing there, it would be out in the street if you ain't careful.

Chairman Dayvolt said well if they are only going 12 inches out past here the edge of the concrete because the roadway does not come back here to this blacktop.

Roger Beckley stated so there could be something put in there even if it's...

Chairman Dayvolt said I know it's not going to stop a coal truck but...

Roger Beckley said right.

Chairman Dayvolt continued but it might stop somebody from....

Roger Beckley responded we could try to incorporate something in there...

Attorney Doll said stop a Prius.

Jeff Willis stated I know down in Evansville they had the front taken off the house because it was too close to the road I mean the guy missed the road and hit the front of the building.

Jeff Valiant stated I guess I would rather see a piece of a building there than grandma and grandpa on Sunday after church. He said I'm just saying I agree with the issue so I think they need to do something about it.

Chairman Dayvolt asked anymore questions. He said I will entertain a motion.

Jeff Valiant said did you ask for remonstrators.

Chairman Dayvolt responded well are there any remonstrators here.

Jeff Valiant stated well you still have to ask, Terry.

Chairman Dayvolt replied I know.

Mike Winge said is there anybody left.

Chairman Dayvolt said no there is nobody left. He added unless Kim wants to speak.

Mike Winge stated he is waiting on a motion.

I, Doris Horn, 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

Attorney Doll stated what you are doing is increasing the safety for your congregation.

Roger Beckley responded correct.

Attorney Doll continued and this is all of the space you got.

Roger Beckley said yes.

Doris Horn said yes, it is. She continued

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.

Mike Winge and Mike Moesner said I'll second that.

Jeff Willis stated I have a question for Morrie.

Mike Winge said we'll let Jeff just settle it.

Jeff Willis asked is there any...if some uninsured driver would drive into this new section is there any liability for us for approving it this close into the setback.

Attorney Doll responded no.

Jeff Willis replied okay.

Chairman Dayvolt stated we have a motion by Mrs. Horn and a second by Mr. Winge is there any more discussion. The motion carried unanimously.

Roger Beckley said thank you.

ATTORNEY BUSINESS:

Attorney Doll said none.

Chairman Dayvolt said good.

Mike Winge stated Morrie that family that said I was up there a lot would have been one of probably two families when I was the Building Inspector that I cautioned not to be the general contractor. He said he didn't listen and his foundation has all went to pot and he has had all kinds of...and he was after everybody but he has been a thorn in the side for people up there.

Attorney Doll stated he was a nice guy.

EXECUTIVE DIRECTOR BUSINESS:

Chairman Dayvolt asked is there any Executive Director business.

Mrs. Barnhill said I just wanted to mention our Comprehensive Plan is coming along and we are going...on July 6 Friedman Park has food truck Thursday and we are going to be there. She

added it starts at 5 or 6 I think, I can send out an email. She stated it is 80's night so if you want to dress up.

Attorney Doll replied no.

Mrs. Barnhill continued and get some food, come visit our tent, and then we are going to be at the fair on the 21st too. She added we are going to set up a table...

Mike Winge asked so you are going to be at the fair on the 21st.

Mrs. Barnhill responded yes.

Attorney Doll stated for the purpose of answering questions about the Warrick County Comprehensive Plan.

Mrs. Barnhill replied yep, we will have an exhibit there.

Mike Winge asked are you trying to get us there.

Mrs. Barnhill stated we will be there if you want to swing by.

Mike Winge stated my wife makes me go over there...every time there is a fair I have to go and get some of that taffy.

Everybody talking at once.

Mike Winge said the only thing I have to do is buy her that water taffy (unintelligible other people talking)

Chairman Dayvolt said Mr. Doll

Attorney Doll responded nothing.

Chairman Dayvolt said the race track.

Attorney Doll stated we really don't have anything for it. He said we don't have anybody now contesting that. He stated I don't think it is an issue.

Chairman Dayvolt responded okay. He said I just wanted to...

Attorney Doll said I think he is playing fast and loose with organizing and conduction a competitive race. He added I don't think there is any sanctioning body or anything else.

Jeff Valiant asked are we still in the meeting here.

Attorney Doll responded yeah.

Jeff Valiant said okay. He said Doris.

Doris Horn responded do what I'm sorry.

Jeff Valiant stated we are still in the meeting.

Mike Winge stated I make a motion...

Doris Horn said oh, I'll second it.

Mike Winge continued that we close the meeting.

Chairman Dayvolt said a motion by Mr. Winge that we adjourn.

Jeff Valiant said there was a second down there.

Jeff Willis asked there was a second.

Chairman Dayvolt stated I have a second by Mrs. Horn.

Mrs. Horn responded yep.

Attorney Doll said to adjourn.

Chairman Dayvolt said to adjourn.

Doris Horn said yes.

Chairman Dayvolt said a motion by Mr. Winge and a second by Mrs. Horn. The motion carried unanimously. The meeting adjourned at 7:07 p.m.

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 26, 2023.

Molly Barnhill, Executive Director