

**Minutes**  
**WARRICK COUNTY AREA BOARD OF ZONING APPEALS**  
Regular meeting to be held in the Commissioners Meeting Room,  
Third Floor, Historic Courthouse,  
Boonville, Indiana  
February 28, 2022 at 6:00 P.M.

**PLEDGE OF ALLEGIANCE:**

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

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

**MINUTES:** Upon a motion made by Doris Horn and seconded by Mike Moesner the Minutes of the last regular meeting held January 24, 2022 were approved as circulated.

Chairman Dayvolt explained the Rules of Procedure.

**SPECIAL USES:**

**BZA-SU-22-01**

**APPLICANT:** Custom Sign & Engineering, Inc. by Scott B. Elpers, President

**OWNER:** MBA Holding LLC by Rick Andrews, President

**PREMISES AFFECTED:** Property located on the W side of Grimm Rd approximately 0' SW of the intersection formed by SR 66 and Grimm Rd, Lot No. 3 in Gateway Place Sec 2 Subdivision. Ohio, TWP. 4055 Grimm Rd

**NATURE OF CASE:** Applicant requests a Special Use, SU 8, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow an Improvement Location Permit be issued for a 4'x8' (32 sq.ft.) electronic message board in a "C-4" General Commercial Zoning District. (*Advertised in The Standard on February 17, 2022*)

Scott Elpers with Custom Sign & Engineering, Inc. was present.

Chairman Dayvolt asked for a staff report.

Mrs. Barnhill said on the return receipts we have all of the green cards except for two, one is from North American Islamic Trust and the other one is for Crown Mark Properties and we do have the white pay receipts showing they were mailed correctly. She said the existing land use is they are constructing a convenient store at this location, the surrounding zoning and land use is to the north "A" Agricultural and "C-4" General Commercial and they are vacant. She said to the south, east, and west are all zoned "C-4" General Commercial with Gateway Place Section One. She stated to the south and west with single family dwellings and an assisted living facility in Grimm Road Commercial Sub. She added to the east with the Islamic Center of Evansville. She

said there is no flood plain and they have an existing commercial drive on to Grimm Road. She added the applicant's statement says, *it's an improvement location permit to be issued for a 4' x 8' electronic message board in a "C-4' General Commercial zoning district.* She added I do have a recorded Power of Attorney that is from MBA Holdings LLC to give Scott Elpers the authority to represent him tonight.

Chairman Dayvolt asked do you have anything to add to this.

Scott Elpers said no, the only thing that I will state is that Molly and I worked... there is an Area Plan permit that has been issued for the sign itself, but in the packet was submitted a site plan that we amended....

Mrs. Barnhill said yes.

Scott Elpers said because of an easement that Chandler Utilities is going to put through there it is in the works, so we actually moved the sign location by about 4' if I remember correctly from 22' off the road to 16' but nothing really changes.

After ascertaining there were no questions from the Board and no remonstrators for or against the proposal, 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 State or Federal Permits.
2. Subject to an Improvement Location Permit being obtained.
3. Subject to any required Building Permits being obtained.

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 the property being in compliance at all times with the applicable zoning ordinances of Warrick County.
6. Subject to all public utility easements and facilities in place.
7. Subject to no use of the words, “stop”, “danger”, “look”, or any other word which would confuse traffic.
8. Subject to no revolving beams of light or strobe lights.

The motion was seconded by Doris Horn and carried unanimously.

Mrs. Barnhill said Scott, we can have this ready to pick up Wednesday.

Scott Elpers replied okay, thank you.

Mrs. Barnhill said you're welcome.

**BZA-SU-22-02**

**APPLICANT:** Jason Andrew Meredith

**OWNER:** Sarah Meredith

**PREMISES AFFECTED:** Property located on the W side of Crowville Rd. approximately 1,300' N of the intersection formed by Crowville Rd. and Hidden Trail Dr. Parcel 2 Brian's Way Minor Subdivision. Boon TWP. *3611 Crowville Rd.*

**NATURE OF CASE:** Applicant requests a Special Use, SU 28, from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow 960 sq. ft. in an attached garage to be used for a Home Workshop. All in "A" Agricultural Zoning District.

Jason A. Meredith were present

Chairman Dayvolt asked for a staff report.

Mrs. Barnhill said we should let the record show that Sara Meredith is here in the audience as the owner. She continued on the return receipts we have all of the green cards from the adjacent property owners, the existing land use is a single family dwelling. She stated in all directions it is zoned "A" Agricultural with single family dwellings with some vacant wooded lots and Hidden Trail Court is located behind it and Hidden Trail Court Section B with some single family dwellings. She said there is no flood plain on this property and it has an existing drive on to Crowville Road. She added the applicant's statement says *they are wishing to have a small one man operated mechanic and detailing business out of the garage.* She said the application is in order.

Chairman Dayvolt asked do you have anything else to submit.

Jason Meredith said no sir.

Chairman Dayvolt asked for question from the Board.

Doris Horn asked is this strictly going to be personal it's not going to be anything that you are going to be doing commercially having people coming in and out.

Jason Meredith said I will have people coming in and out yes, they will be dropping their car off and I will be working on it. He said we won't be very busy.

Mike Moesner said so basically it's a car detailing, car or truck or whatever detailing.

Jason Meredith said car maintenance, I can do car maintenance and stuff.

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

I, Paul Keller, 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.
2. Subject to all public utility easements and facilities in place.
3. Subject to any required Local, State or Federal Permits.

4. Subject to the owner remaining a resident of the residence.
5. Subject to the home workshop remaining in the existing 960 square foot area as shown on the plot plan.
6. Subject to Article V Special Uses, Section 5 Procedure Subsection K SU-28.

The motion was seconded by Jeff Valiant and carried unanimously.

Mrs. Barnhill said I will have the approval typed and we will get that to you, and you're done.

Jason Meredith said thank you.

### **VARIANCES**

#### **BZA-V-22-03**

**APPLICANT & OWNER:** Michael Keith & Holly Marie Bunner

**PREMISES AFFECTED:** Property located on the N side of SR 68 approximately 1,000' W of the intersection formed by Knob Hills Rd. and SR 68, Hart TWP. Parcel 2 in Dale Austin Minor Subdivision No. 2. *2144 SR 68*

**NATURE OF 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 manufactured home (SFD) on a property with an existing mobile home to be removed within 3 months after receiving COO, all being in "A" Agricultural Zoning District. *(Advertised in The Standard on February 17, 2022)*

Holly Bunner was present

Chairman Dayvolt asked is Michael with you.

Holly Bunner said no, he is at work.

Chairman Dayvolt called for a staff report.

Mrs. Barnhill said we have all of the green cards from the notices to the adjacent property owners, the existing land use is a single family dwelling. She stated the surrounding zoning and land use to the north, east, and west are Agricultural with a church to the west or vacant. She said to the south is "CON" Recreation and Conservancy and "C-3" Highway Commercial with single family dwellings. She said there is no flood plain and they have an existing drive on to State Road 68. She said in their statement on the application it says *we will be adding a 2,000 square foot manufactured home 76 x 28' on our property with an attached 32 x 28' garage when we have moved into the new home we will removing the current 1994 manufactured home 70 x 16'*. She said that is it, the application is in order.

After ascertaining there were no questions from the Board and no remonstrators for or against the proposal, Chairman Dayvolt called for 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 there is already a home there.
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 Doris Horn and carried unanimously.

Mrs. Barnhill said we will get your approval typed up and it will be ready Wednesday and at that point you can proceed with the permit.

Holly Bunner said thank you.

Molly Barnhill said your welcome.

**BZA-V-22-04**

**APPLICANT:** Lisa Breidenbaugh

**OWNER:** Andrew N. & Lisa C. Breidenbaugh

**PREMISES AFFECTED:** Property located on the W side of Bullocktown Rd approximately 780' N of the intersection formed by Bullocktown Rd and Myers Rd. Boon TWP. 19-6-7 Parcel No. 2 in Mann Parcelization. 3855 *Bullocktown Rd.*

**NATURE OF 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 single family dwelling on a property with an existing home to be removed within 3 months of receiving the COO in an "A" Agricultural Zoning District. *(Advertised in The Standard on February 17, 2022)*

Lisa Breidenbaugh was present

Chairman Dayvolt asked is your husband Andrew with you.

Lisa Breidenbaugh said yes.

Chairman Dayvolt called for a staff report.

Mrs. Barnhill said we have all of the green cards except for one for Brent and Kelly Endsley we do have the white pay receipt showing it was mailed correctly. She said the existing land use is a

single family dwelling and an unattached accessory building. She stated the surrounding zoning and land use to the north, south and west are "A" Agricultural and single family dwellings and to the east is "A" Agricultural and some "R-1A" one family dwelling with single family dwellings or vacant. She said there is AE flood plain on this property, but there is a LOMA where the existing house is and the proposed house will be located. She stated the existing drive is on Bullocktown Road and the applicant's statement says *we would like to build an unattached accessory in the same location as the existing barn on the property the new unattached accessory will contain small living quarters that we will live in temporarily while we work to remove the current single family dwelling on the property which is unlivable.* She said the application is in order.

Chairman Dayvolt asked anything to add to this Mrs. Breidenbaugh.

Lisa Breidenbaugh said no sir.

Mike Moesner said you said living in it temporarily. He asked you're not going to be living there after it is done or what is the...

Lisa Breidenbaugh said that is correct, we just need temporary living quarters while we demo the home that is currently there because we would like to build our home on that home site.

Mike Moesner said on that same spot.

Lisa Breidenbaugh said and it is not livable it has multiple holes in the roof and...

Mike Moesner said okay.

Attorney Doll asked what are you planning on doing with the temporary residence when the home is finished.

Lisa Breidenbaugh said it is my understanding that that would be required to be converted just into storage space but not allowed to be....

Attorney Doll said to remove the kitchen, yeah.

Lisa Breidenbaugh said correct, not allowed to be living space.

Attorney Doll said thank you.

Chairman Dayvolt asked so there would be no rental of that after you're...

Lisa Breidenbaugh said no.

Chairman Dayvolt said okay.

Doris Horn asked do you have a time frame on getting all of this done



Lisa Breidenbaugh said we would like to only live in that temporarily for a year, we know that things happen so maybe two.

After ascertaining there were no questions from the Board and no remonstrators for or against the proposal, 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 is unlivable and you are going to remove and rebuild while living there.
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.

Attorney Doll said now that's three months from the Certificate of Occupancy of the permanent replacement residence right.

Jeff Valiant replied yes.

Jeff Wills asked but you are going to tear down this current house and rebuild.

Lisa Breidenbaugh responded yes.

Attorney Doll asked in the same spot.

Lisa Breidenbaugh said right.

Chairman Dayvolt said I have one other question Mrs. Breidenbaugh said it may take up to two years.

Attorney Doll said she will have to... the permits don't last that long so you will have to come back in and talk to Molly if there is a need for an extension she can grant you an extension for six months.

Mrs. Barnhill said yes, you get six months from tonight and then I can grant another, an additional six months.

Attorney Doll said so that will get you to the year, but if you go beyond that talk to Molly and you will probably have to come back in and ask for the Board to renew it for an additional period of time.

Lisa Breidenbaugh said okay.

Attorney Doll said let's see how much progress you can get done in that first year.

Lisa Breidenbaugh said sure, absolutely.

Attorney Doll said good luck.

Lisa Breidenbaugh said thank you.

The motion was seconded by Mike Winge and carried unanimously.

Mrs. Barnhill said we will have your approval ready on Wednesday and you can work on everything else.

Lisa Breidenbaugh said ok, I have one quick question. She asked is it an issue that Andrews's middle initial is incorrect on the agenda.

Mrs. Barnhill said no.

Attorney Doll said but you want it correct on the permit, so what is it do we know.

Lisa Breidenbaugh said N.

Mrs. Barnhill said ok we will....

Attorney Doll said thank you.

**BZA-V-22-06**

**APPLICANT & OWNER:** Dennis & Donna K. Oldham

**PREMISES AFFECTED:** Property located on the W side of Stacer Rd. approximately 650' N of the intersection formed by Stacer Rd. and Grandriver Road East, Ohio TWP. Lot No. 3 in Charles G. Abell Subdivision. *6111 Stacer Rd.*

**NATURE OF 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 720 sq.ft. accessory structure on a property without a single family dwelling in an "R-1A" One-Family Dwelling District. *(Advertised in The Standard on February 17, 2022)*

Dennis and Donna Oldham were present

Dennis Oldham said this beautiful lady is my wife Donna Oldham.

Chairman Dayvolt called for a staff report.

Mrs. Barnhill said we have all the green cards except for one from a Jason Creager but we do have the white pay receipt showing it was mailed correctly. She said the existing land use for this specific lot is vacant. She stated the surrounding zoning and land use in all directions is "R-1A" one family dwelling with single family dwellings or vacant and one lot to the northwest that is

vacant. She said there is no flood plain on this lot and a driveway permit will be required onto Stacer Road. She said the applicant's statement says *the location of the old barn that was destroyed by trees and is land locked and only accessible by a wooden bridge, which was also destroyed.* She stated the location of the existing barn is also in the flood zone. She told the Board we did put an aerial in your packet, he owns several parcels he owns right across the street from where he is wanting to build.

Attorney Doll asked across Stacer.

Mrs. Barnhill said yes, and the old barn was east of his current home and is in the red flood plain area and so that is the old barn being demolished.

Paul Keller asked is that where the X is.

Mrs. Barnhill said yes, that's the X, and he owns where the house is. She stated he owns the parcel at the end of the road and then he also owns the parcel directly across Stacer and that's where he is wanting to build his barn.

Attorney Doll asked what about the fact that it is in a flood plain, the barn.

Mrs. Barnhill said that is the old barn.

Attorney Doll asked is that where the new barn is going to be going.

Mrs. Barnhill said the new barn is going across the road.

Attorney Doll said ahhh....

Chairman Dayvolt asked across the road from the house.

Attorney Doll said yeah, sorry I didn't... must have dozed off.

Mike Moesner asked is that where the little red X is over here.

Mrs. Barnhill said no, that's just an aerial, there is a better plot plan that shows the proposed building.

Attorney Doll asked so it's going to be right in this, in this lot.

Dennis Oldham said can I step up there.

Attorney Doll said yes, sure.

Everyone said watch your step.

Attorney Doll asked is it right here where you are going to build, you point.

Dennis Oldham said yes, there is the house... yes right here.

Attorney Doll asked who owns this.

Dennis Oldham said Ty and Karen Howard.

Attorney Doll asked is that an auto repair or salvage, tow yard.

Dennis Oldham said custom hot rods.

Doris Horn asked where is that at on here.

Dennis Oldham said the house is right here and I would like to put the building right here.

Doris Horn said okay.

Dennis Oldham said the old barn was over here and it was built when we bought the house.

Doris Horn said okay, thank you.

Attorney Doll asked so are there others like your Howard neighbors. He asked are there other commercial type business in this neighborhood.

Dennis Oldham said no.

Attorney Doll said no, okay, and what do you intend to do with this building.

Dennis Oldham said build a garage to put my boat in that is in my 85 year old mother's garage right now, because it won't fit in my attached garage.

Attorney Doll asked and so you sort of use all of this land that's irregularly shaped as one lot, which has your house on it...

Dennis Oldham replied yes, Sir.

Attorney Doll asked you mow it all you take care of it all....

Dennis Oldham said yes, Sir.

Attorney Doll asked you treat it all like one yard.

Dennis Oldham yes, Sir.

Attorney Doll said thank you, so really it's on a separate lot but it's not really a separate lot if you stop and think about the way that it's used.

Jeff Valiant said it is all his property.

Mrs. Barnhill replied right.

Attorney Doll said it's co-mingled.

After ascertaining there were no questions from the Board and no remonstrators for or against the proposal, Chairman Dayvolt called for 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 the lot is inaccessible doesn't have access to a public thorough fair and it's used in conjunction with three other lots as a single yard.
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.

The motion was seconded by Mike Moesner and carried unanimously.

Mrs. Barnhill said we will have the approval ready Wednesday, you can come get your permit.

Dennis Oldham said thank you.

Mrs. Barnhill said you're welcome.

Dennis Oldham said you all have a good evening.

**ATTORNEY BUSINESS:**

Chairman Dayvolt asked if there was any Attorney business.

Attorney Doll said no Sir...he liked that.

**EXECTIVE DIRECTOR BUSINESS:**

Mrs. Barnhill said well, real quick at the last meeting Jeff Willis had brought up INDOT requirements on billboards, so I reached out to INDOT and they sent me this, a booklet actually so I took this out of the booklet and on size requirements its 1,000 square feet.

Attorney Doll said maximum.

Mrs. Barnhill said maximum.

Jeff Willis asked and what's ours.

Mrs. Barnhill said 500, so I just wanted to get that to you because I said I would, anything else.

Jeff Valiant said good to know.

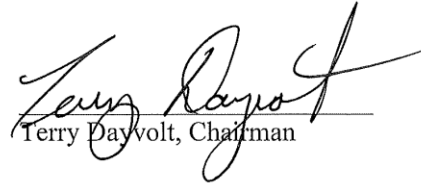
Doris Horn said thank you Molly.

Mrs. Barnhill said you're welcome.

Chairman Dayvolt ask any other business.

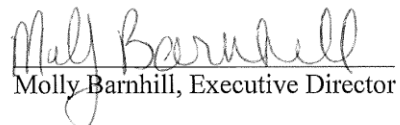
Chairman Dayvolt asked for a motion.

Mike Winge made a motion that we adjourn. The motion was seconded by Jeff Valiant and the motion carried unanimously. The meeting adjourned at 6:37.

  
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 February 28, 2022.

  
Molly Barnhill, Executive Director