

Minutes
Board of Zoning Appeals
November 23, 2021

The Board of Zoning Appeals of the City of Washington met on November 23, 2021, at 7:00 pm in the City Council Chambers. Chairman Don Spillman called the meeting to order with the following members present: Bill Summers, Larry Mullen, Greg Haag, Michael Allen, Don Spillman and City Attorney Tim Dant. Board Members Dan Gress, David Gray were absent. After the rollcall, the Chairman stated a quorum was present.

Also attending were Building Commissioner Jon Casper and Code Enforcement Officer Brandt Powden. Building Commissioner Secretary Maria Sergesketter was absent.

Minutes from the Board of Zoning Appeals meeting held on October 27, 2021, and Special Meeting on November 11, 2021, were approved. Motion to approve the Minutes was made by Greg Haag and seconded by Larry Mullen. A voice vote was taken, Minutes were approved with all in favor.

All persons present who desired to speak during the hearings on cases before the Board were sworn in by City Attorney Tim Dant.

The following cases were heard by the Board of Zoning Appeals:

C-18-21 & SE-45-21: IMPA is requesting a Conditional Use & a Special Exception. They would like to operate a Solar Field in an Agricultural Zoned area and place an 8' tall fence around the property. This property is zoned Agricultural AG. The property is located at 1844 W 150 N. Property size is approx. 50 acres. Parcel numbers for the properties are 14-10-21-200-006.000-016 & 14-10-21-200-001.000-016. Jack Alvey, IMPA representative, was present to explain their project and answer questions. There were several remonstrators at the meeting. Their main concern was water run-off. Mr. Alvey listened to their concerns and addressed them. With no questions, Chairman Donald Spillman put the case before the board. Code Enforcement Officer Brandt Powden took a roll call vote. Motions passed 5-0.

Case SE-44-21: Victory Tabernacle is requesting a Special Exception. They would like a 2-year extension to pave their parking lot to allow time for the lot to settle. This property is zoned Agricultural AG. The property is located at 2112 Oak Grove Road. Property size is 19.799 acres. Parcel number for the property is 14-10-28-302-002.001-016. Pete Aldridge was present to answer any questions. Mr. Aldridge added that sufficient parking spaces are present for the size of the building. With no questions,

Chairman Donald Spillman put the case before the board. Code Enforcement Officer Brandt Powden took a roll call vote. Motions passed 5-0.

C-15-21: Aaron Guzman is requesting a Conditional Use. He would like to operate an internet gun sale, sell & transfer firearms and offer safety training for handgun use. This property is zoned Residential two-family R-2. The property is located at 301 E Viola Ave. Property size is .21 acres. Parcel number for the property is 14-10-27-102-009.000-017. Aaron Guzman was present to answer questions. There was much discussion on this case. Larry Mullen made a motion to prohibit ammunition or firearm inventory and training cannot take place at the residence. Greg Haag seconded. With no questions, Chairman Donald Spillman put the case before the board. Code Enforcement Officer Brandt Powden took a roll call vote. Motions passed 5-0. With the 2 restrictions added.

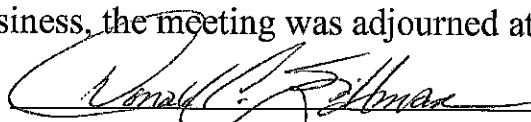
C-17-21 & SE-43-21: Derek & Lindsey McCain are requesting a Conditional Use & a Special Exception. They would like to operate a beauty shop. The accessory building that will be 1600 TSF with an 22ft peak. This property is Residential Two-Family R-2. The property is located at 629 E 100 S. Property size is 1.359 acres. Parcel number for the property is 14-13-02-100-007.000-016. Derek and Lindsey McCain were present to answer any questions. Building Commissioner Jon Casper informed the Board that the SE-43-21 case was no longer needed as they changed the size of the building they were going to build, and the new building does not require any special exceptions. After some discussion, Chairman Donald Spillman put the case C-17-21 before the board. Code Enforcement Officer Brandt Powden took a roll call vote. Motions passed 5-0.

Case SE-42-21: Roger Killion is requesting a Special Exception. He would like a rent a double single wide trailer that is connected by a walkway that has lost its grandfather. This property is Residential Two-Family R-2. The property is located at 503 Vine Street. Property size is 1.26 acres. Parcel number for the property is 14-10-29-404-030.000-017. Roger Killion, Herb & Zona Parham were present to answer questions. There was much discussion about the Ordinance. Mr. Parham spoke to the Board about his trailers and issues he has with the City. Greg Haag made a motion to table the case until City Attorney Tim Dant researches the Ordinance. Larry Mullen seconded. After much discussion, Chairman Donald Spillman put the case before the board. Code Enforcement Officer Brandt Powden took a roll call vote. Motions tabled 5-0 until December 8, 2021.

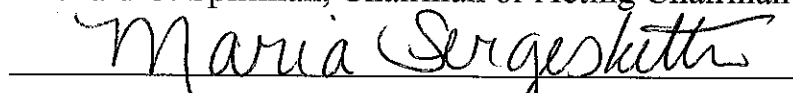
Case C-19-21: Jessica Wright is requesting a Conditional Use. She would like to operate a Family Medical Practice. This property is zoned Residential multi-family R-3. The property is located at 302 NE 4th Street. Property size is .09 acres. Parcel number for the property is 14-10-27-402-122.000-017. Jessica Wright was present to explain her

business plan. Board Member Bill Summers made a motion to add a 1-year extension to hard surface the driveway. Michael Allen seconded. After much discussion, Chairman Donald Spillman put the case before the board. Code Enforcement Officer Brandt Powden took a roll call vote. Motions passed 5-0

With no other business, the meeting was adjourned at 8:40 p.m.

A handwritten signature in cursive script, appearing to read "Donald C. Spillman", written over a horizontal line.

Donald C. Spillman, Chairman or Acting Chairman

A handwritten signature in cursive script, appearing to read "Maria Sergesketter", written over a horizontal line.

Maria Sergesketter, Secretary