

Meeting Minutes for ZBA Board Meeting October 25, 2023 1:00 pm

MEETING DETAILS:

Location: Christian County Courthouse, 2nd floor boardroom

Meeting Facilitator: ZBA Chairman

Secretary: Adrian Adcock

ATTENDEES: Adrian Adcock, Dave Copenbarger, Glenn Goodrich, Jim Overholt – Chairman, Blake Tarr, Joann Howard

ABSENT: Joe Dorr, Gary Merker

PREVIOUS MEETING MINUTES:

September minutes were approved during the October 24, 2023 6pm public hearing.

REPORTS:

There were no reports distributed at the meeting. Administrator Tarr announced that Gary Merker was resigning from the ZBA effective October 31.

NEW BUSINESS:

Item #1: Appendix D

Copenbarger recommend adding language to the text for annual training and records of the training should be maintained by the EMA director.

Public Comments:

Carolyn Randall at PO BOX 41 Tville 62568 - shares concerns as Carl Spangler had presented the previous evening regarding BESS. She does not believe it will help the value of the land for farmers, battery storage will impact the mine subsidence, and drainage. She had personally spent significant funds on drainage for her farms and was very concerned about these assets. She believes that most of the landowners agree on this topic. There are no immediate benefits, but considerable long-term impacts, including fire. It was clear last night that it wasn't clear how much the fire hazard could be and the overall impacts to the residence.

Copenbarger made a motion to add Appendix D with the recommendation to add annual training and a copy of the record provided and maintained by the EMA director. Howard seconded.

Howard, Goodrich, Copenbarger, Adcock voted yes, Overholt - abstain

Item #2: 1-5-49 Heavy Industrial

There was a point of clarification that any BESS, no matter how the property is zoned must follow Appendix D. Copenbarger recommended we add BESS to all zoning districts for consistency.

Copenbarger made a motion to add BESS to Industrial. Howard seconded.

Howard, Goodrich, Copenbarger, Adcock voted yes, Overholt - abstain

Blake will review the code and add BESS as needed in the other zones.

Public Comments:

There were no public comments.

Item #3: 1-5-4 Special Uses and other code updates

There were several points of clarification walking through the thought processes for all updates. Assistant State’s Attorney helped to explain the state requirements and the county’s efforts to comply. Revision is necessary for 1-11-22 to remove “every” should read “on requests” and XV should read 10 days not 105 days. This should be a recommendation to the full board to resubmit with the corrected language.

Public Comments:

There were no public comments.

Adcock made a motion to adopt the language as is. Copenbarger seconded.

Howard, Goodrich, Copenbarger, Adcock voted yes, Overholt - abstain

Adcock made a recommendation to revise 1-11-22 to remove “every” should read “on requests” and XV should read 10 days not 105 days. Copnebarger seconded.

Howard, Goodrich, Copenbarger, Adcock voted yes, Overholt - abstain

Item #4: Alternates 1-11-2 and 1-11-5

Per state law, there can only be 2 alternates.

Public Comments:

There were no public comments.

Adcock made the motion to adopt the language as is, Goodrich seconded.

Howard, Goodrich, Copenbarger, Adcock voted yes, Overholt - abstain

Item #5: 1-11-25 Lapse in Approval

States Attorney explained the changes to section E. A correction will need to be made to remove the comma after permit.

Public Comments:

There were no public comments.

Adcock made the motion to adopt the language as is, Copenbarger seconded.

Howard, Goodrich, Copenbarger, Adcock voted yes, Overholt - abstain

Adcock made the recommendation to remove coma in E after special use permit, Copenbarger seconded

Howard, Goodrich, Copenbarger, Adcock voted yes, Overholt - abstain

Adcock made a motion to adjourn, Howard seconded, the motion carried. The meeting adjourned at 2:09 pm.