

MINUTES OF THE MEETING OF THE ZONING BOARD OF ADJUSTMENT  
Tuesday, November 15, 2022 - 4:00 p.m.  
-via video conference  
Special Meeting

Pursuant to notice, the Zoning Board of Adjustment of the City of St. Joseph met, on Tuesday, November 15, 2022 at 4:00 p.m. -via video conference.

	<u>Name</u>	<u>Members' Term</u>	<u>Attendance</u>	<u>End of Term</u>
<b>MEMBERS PRESENT:</b>	Seth Slayden		(12-00)	02/23/24
	Terry Hall		(10-02)	06/14/26
	Lindsey Bachman		(03-00)	03/22/26
	G. Brent Powers		(08-02)	08/09/26
<b>MEMBERS ABSENT:</b>	Joe Morrey		(04-01)	05/12/24
<b>STAFF PRESENT:</b>	Jason Soper, Assistant City Attorney Brandon Kanoy, City Planner Rebecca Shipp, Executive Administrative Assistant			

Four members constitute a quorum.

Hall called the meeting to order at 4:01 pm.

*(Verbatim transcript starts)*

Hall: Well, not to keep everybody, we'll go ahead and call this meeting to order. We have certified copies of chapters 11, 26, and 31 available. Rebecca, would you call the roll please?

Shipp: Brent Powers

Powers: Here

Shipp: Joe Morrey

\*silence\*

Shipp: Lindsey Bachman

Bachman: Here

Shipp: Terry Hall

Hall: Present

Shipp: Seth Slayden

0111-37

Slayden: Present

Shipp: We have a quorum.

Hall: Thank you Rebecca. Uh, since we don't have any cases before us, I'll entertain a motion for the approval of the October minutes.

Powers: So moved.

Hall: We have a motion. Is there a second?

Bachman: I'll second.

Hall: We have a motion and a second. No discussion, no corrections. All those in favor signify by saying aye.

\*All present stated aye in unison\*

Hall: All those opposed, same sign.

\*silence\*

Hall: Hearing none, motion passes. Minutes are accepted. Uh, is there any adjustments or postponements, postponements for the agenda, Brandon?

Kanoy: There are none.

Hall: None? Alright, so the only thing we have before us, there's no new, old business. We've approved the minutes from October 25<sup>th</sup> and we need to do the findings of facts. And Rebecca, I do not have that with me so can you read what this is?

Shipp: Sure. The finding of facts is case # 2498 which was a request for a variance from Section 31-023(f)(6) and any and all other Sections necessary to allow the lot line adjustment for 2 lots less than 6000 square feet located on the property at 2119 Washington as requested by Oakley Bowen. And we approved it.

Hall: Okay. Now there was a discrepancy in the letter the city sent out. Um, the city stated that the meeting started at 4:30 rather than 4:00pm. Uh, we conducted business as normal and concluded the meeting about 4:20 I believe. And at the time that we were leaving one couple showed up. They really didn't have any complaints I don't believe, Rebecca? They just wanted to know what was going on?

Shipp: Correct. They had, they were neither for nor against. They had questions on the request.

Hall: Okay. And I see that uh, that Joe is checking in.

Shipp: Yes.

Hall: Soon as we hear from Joe. Are you there, Joe?

Speaker: Hi. This is his paralegal. He is on his way. He said he'd be less than five minutes. So, I'm just gonna, can you hear me?

Shipp: We can.

Hall: We, we can. Um.

Speaker: Okay. I'm gonna put it on mute and I'll turn his video on as soon as he gets here.

Hall: Okay.

Speaker: Um, Rebecca, I tried to call to let you know I'm so sorry.

Shipp: That's alright. I had my phone muted.

Speaker: Yeah, he was right by the courthouse so he will be here very soon.

Shipp: Thank you so much.

Speaker: You're welcome.

Powers: We'll be done by then, won't we?

Hall: We'll be done by then because we have a quorum. There is no reason to hold for Joe. Uh, I don't know if the city or legal either one has comments on this findings of fact and the fact that uh, that there was a confusion in the notification to uh, the community on the meeting time. I don't believe the people that showed up had any complaints or deviations. So I don't think we have to open this back up. Jason?

Soper: That's correct. Um, the people that did show up again, I can, I was there. I can confirm that they did not have any complaints. They weren't for or against. They just had questions and because the person who had actually asked for the variance was there. He answered the questions to their satisfaction. Uh so they-

Hall: So he did show up.

Soper: Yes. He did show up too.

Hall: Okay.

Soper: And so he uh, was able to answer their questions to their satisfaction. Um, and they left with the information they wanted. And then again, as Rebecca stated, that we stayed until after 4:30 just to make sure no one else showed up late and uh, no one else did.

Hall: Well, pardon my confusion, but Becky told me, Rebecca said that nobody else showed up so I wasn't aware that the petitioner had arrived.

Shipp: I meant no other members of the public who were concerned.

Hall: Okay. Alright. My misunderstanding. So we have the findings of fact. I'll entertain a motion to accept those findings of fact.

Powers: So moved.

Hall: is there a second?

Slayden: Second.

Hall: Rebecca will you do a roll call vote please?

Shipp: Brent Powers

Powers: Yes

Shipp: Lindsey Bachman

Bachman: Yes

Shipp: Terry Hall

Hall: Yes

Shipp: Seth Slayden

Slayden: Yes

Hall: All approved. Rebecca, I will be back on Thursday but I doubt I'll be back before City Hall closes so I'll be down Friday morning and sign that.

Shipp: Alright.

Hall: If there's no other business before the zoning board of adjustment then I'll entertain a motion to adjourn.

Powers: So moved.

(Verbatim ends)

Meeting adjourned 4:08 pm

Minutes respectfully submitted, Rebecca Shipp