

## **BZA MINUTES**

**July 22, 2025**

Members present: Jason Allen, Bill Davis, Jim Hufford, Jason Hawley, Jon Peacock, Drew Cleveland, and Don Calhoun

Members absent: None

Legal Representation: Jason Welch

Staff present: Debra Johnting, Area Planning Director and Kristi Halloran, Recording Secretary

Others present: Michael and Michelle Robertson, Royce Myers, Burl Weddle, and Bob McCoy

Chairman Hawley: All right good evening. It is 7:00 o'clock on July 22, 2025. This is the Board of Zoning Appeals. First off, I would like to call the meeting to order. First order of business I would like to have all the members state their name for the record. My name is Jason Hawley, Bill Davis, Jim Hufford, Drew Cleveland, Jason Allen, Don Calhoun, Jon Peacock. Thank you so much. First order of business is the reading and approval of minutes from our last meeting on June 17, 2025. Has everybody had a chance to review those? Are there any questions, comments, concerns?

D. Cleveland: I move we accept the minutes.

Chairman Hawley: Have a motion to accept the minutes as presented.

J. Hufford: I'll second.

Chairman Hawley: All those in favor, Aye. All those opposed. Motion has been carried. Before we get started let's go over a few of the I guess ground rules here. Petitioners will have fifteen minutes to present their petitions. During this time there will be no interruptions or questions. After the presentation the board may ask questions. Anyone waiting to speak for or against will have three minutes each. And then the petitioner will have five minutes to respond. I ask that when you do speak please come up to the table so we got you on record with the mic. State your name and address clearly for the record. First off it looks as if we have BZA2025-15-V, Royce Myers, the request to, a variance to increase the fence height on commercial property and build a storage building closer to the property line. Is there anyone here that would like to speak on this petition? Please state your name and address for the record.

R. Myers: Royce Myers 307 North West Street, Winchester.

Chairman Hawley: And what can we do to help you tonight sir?

R. Myers: Basically, I just want to see about building fence around the property and I want to be able to build closer to the property line.

D. Johnting: Closer is to the alley side. If there is a fence there it'll be five foot away from the fence. You can do it if it's behind the building, this is the side, but it's still going to be behind the fence.

R. Myers: So, the way I understood it was everything in front of the building could only be four feet tall. Was that right?

D. Johnting: Yes.

R. Myers: I would like to increase that to eight feet over the entire property is what I'd like to do on the fence. Instead of four foot, six foot, whatever.

D. Johnting: It's generally four and six. With BZA approval you can go up to eight feet.

J. Hufford: This is a commercial property?

D. Johnting: Yes, it is.

R. Myers: I mean I can see over a six foot fence. If you can see over a fence I don't know why you would want to put it up.

D. Cleveland: What kind of a fence would it be?

R. Myers: I haven't decided yet and it depends on what you guys decide. It's going to be more privacy than anything. It's not going to be chain link or something open I don't know yet.

Chairman Hawley: Do we have any concerns about neighboring property values?

D. Johnting: The use isn't changing. The use of the property has been the same for years.

Chairman Hawley: Gotcha.

Vice Chairman Davis: It's pretty much isolated isn't it Royce?

R. Myers: I mean there's an alley on the south, the railroad on the north, there's a commercial on the west side, and there's three residents on the east side. And they're all you know that's most of the reason why I wanted to build a fence any way.

J. Allen: I drove down there the other day and looked at it and I can see why you would want it.

R. Myers: Yeah there's a lot of traffic down there, foot traffic. They actually drive through my driveway. I don't know they used to use this other road or what. I've been almost hit there before you know when you're on your own property I don't think you should have to look behind you when you're on a piece of equipment.

Chairman Hawley: Are there any other questions that the board may have. Is there anyone else that would like to speak in favor or against proposal this evening?

B. McCoy: I'd like to speak in favor. Mayor Bob McCoy, Winchester. Do you guys have pictures like this or not? Royce has made a huge investment in that property. If anybody remembers it but the old red barn wasn't it?

R. Myers: I don't remember what color it was.

B. McCoy: Anyway, he's made a huge investment in that property and we totally support what he's doing. I understand the reason behind it and he's always took care of his properties. We've never had issues with citations or anything like that unlike some other commercial properties that we do have issues with that should be fenced which we're still working on that. But I just wanted to say we totally support that, the City of Winchester and I've been through there a few times and totally get his reasoning.

Vice Chairman Davis: Thanks Bob. Royce, I do have a question on the gate. Are you planning on having the fence all go completely around? Even the gate?

R. Myers: Yes. There'll be a gate at the, can you tell where the drive is there? There'll be a, I haven't decided if I'm going basically all the way to the road or not. I may stop halfway back and put the gate there. You know stop back a hundred feet or so. I don't know.

Vice Chairman Davis: Myself I think it's a good idea because what you've done here is, it's been a good investment for the community and it's cleaned the place up in my opinion.

R. Myers: The biggest issue I'm having with, the railroad. We're kind of dealing with them a little bit but.

Chairman Hawley: That's a big hurdle.

R. Myers: Yes. It is. You know I've been messing with them for three months now. And it took about two months to get to talk to somebody on the phone.

Chairman Hawley: Right, is there anyone else that would like to speak? Would you please come up to the table and state your name and address for the record please?

K. Schneider: My name is Kathy Schneider we live in...

Chairman Hawley: Come up to the mic please.

K. Scheider: We live right beside the lake, 9525 W 100 N.

Chairman Hawley: We're on a different matter.

K. Scheider: Oh, you are? I thought this was for this?

Chairman Hawley: We have two petitions tonight. Was there anyone else that would like to speak in favor or in opposition?

D. Cleveland: I just have one more question. How large is the storage building that you're thinking about putting up?

R. Myers: Actually, I mean I'm kind of wanting to build like a concrete bunker is what like I'd like for bulk material you know stone, mulch, that kind of stuff. So, it's probably going to be forty feet by one hundred and fifty feet, would be my guess. Just a concrete pad with walls on and it would go along the alley side there. As far as the building itself you know I mean I think that's considered a building. I'll have to get a permit but it won't have a roof or anything.

Vice Chairman Davis: I know a good concrete guy if you need someone.

R. Myers: I think we can handle it.

Chairman Hawley: With no other further questions I move we have a roll call vote.

D. Cleveland: Second.

K. Halloran: Jim Hufford, yes. Jason Hawley, yes. Bill Davis, yes. Jason Allen, yes. Jon Peacock, yes. Drew Cleveland, yes. Don Calhoun, yes. Motion approved.

Chairman Hawley: Motion approved. Thank you very much sir.

R. Myers: Yes, thank you.

Chairman Hawley: Alright, next on our agenda we have, looks like Michelle Robertson. Request use of property as an event venue in accordance with the conditions of the Unified Zoning Code. Please state your name and address for the record.

Michelle Robertson: My name is Michelle Robertson. This is my husband Michael. 10070 North State Road 67, Albany, Indiana.

Michael Robertson: Hi and I'm Michael Robertson my address is 10070 North State Road 67-28, Albany, Indiana.

Chairman Hawley: Have you sent out notices by certified mail and returned the receipts to Area Planning Office?

Michelle Robertson: We have.

Chairman Hawley: Have you received Article V Conduct of Hearing?

Michelle Robertson: Yes.

Chairman Hawley: All right, why don't tell us what you're looking to do here this evening.

Michelle Robertson: We are in the process of purchasing a property in the Farmland area and we're asking for zoning approval to establish an event center or wedding venue. Basically, my

understanding that the board already has our business plan including our project ideas, features, marketing, timeline, etc. I'd be happy to answer any questions you might have.

Vice Chairman Davis: How long of a project, if this gets approved, do you think it will take?

Michelle Robertson: The timeline seems to be moving rather quickly. We have received approval for our loan for the purchase of the land within about thirty days. Overall timeline we are looking at the spring of next year.

Chairman Hawley: Are you looking at spring of next year for all of your venues because it also discusses in your business model that the spring of 2027 would be introduction of full catering menu. So, are you expecting to have all the tents and everything else ready to go before next spring?

Michelle Robertson: We are looking to actually build a venue by the spring of next year. Tents from Byerly is actually going to be on an as needed basis. No permanent structures or permanent fixture to the property. One of the things it's going to allow the consumers the ability to mix and match. Burl has created an absolutely beautiful location but if you're looking at a smaller gathering you're going to need a smaller tent. If you're looking at a bigger gathering then it would be a bigger tent so they're able to meet something that actually fits their budget.

J. Allen: Is this just one structure? Is this going to be built or what?

Michelle Robertson: I'm so sorry where are we, are we looking at the G.

J. Allen: Like I have this one and it looks, is this the same structure?

Michelle Robertson: Looking at the beginning and yours is much prettier than mine is.

J. Allen: She has color.

Michelle Robertson: So, the front page is actually would be the main venue that would be the one that we would complete by the beginning of or by next spring. Which is I believe the same picture as the top. Then you have to figure on right there I believe that is the same one the bottom would actually be the catering business that would be later on. And don't get me wrong those are not exact pictures. Those are just an idea of what we are looking at to give everyone an idea of what we're looking at doing. Delaware County, Randolph County all of the surrounding counties are very heavy on barn venues. We're looking to do something more of a classical wedding venue.

Vice Chairman Davis: I think it looks pretty awesome.

Michelle Robertson: Well, thank you.

Chairman Hawley: I guess my only, I don't, and obviously this is just me trying to understand it. You know keep in mind it probably has no bearing on my decision at all but I was looking at the

indoor beverage bar and removal outdoor beverage bars around the conditions for alcohol on premises? How will that be?

Michelle Robertson: We're looking under venue accommodations.

Chairman Hawley: Yes.

Michelle Robertson: The removable outdoor beverage bar would be basically a rolling cart kind of concept to be able to move to and from the location based on not only permitting but also consumer requests.

Chairman Hawley: I guess I was thinking about alcohol on the premises, especially at a wedding venue and things like that obviously that comes with another level of security as well as risk.

Michelle Robertson: And a whole other level of questions that unfortunately I don't have all of the answers to at this time.

D. Johnting: Wedding venues are allowed to buy a one-day permit and then the owners are generally not responsible for that.

J. Hufford: I believe the state will actually permit you to have a one day permit for events and stuff like that. You just have to contact and get.

Michelle Robertson: I have researched that to some degree. But again, I have a lot more questions than I have answers.

Vice Chairman Davis: One bite at a time.

J. Allen: Has Ed Thornburg seen this for drainage just out of curiosity because of multiple buildings and if there's going to be adequate drainage.

D. Johnting: They would have to. Anything like this would have to have a drainage plan. That would go along with their state release. The state requires one too.

J. Allen: So that would be something you just have to talk to Ed Thornburg. As far as run off or drainage for the buildings.

Michelle Robertson: I believe I have spoken to him.

J. Allen: Usually he's here. That's why I was wondering.

Michelle Robertson: I believe I have spoken to him at the county level and he has referred me on to a state level. So, we are trying to determine whose authority it is under.

D. Johnting: Are we talking sewage or drainage? They're two different things.

Michelle Robertson: Then I have absolutely no idea.

J. Allen: I kind of have questions about both but drainage would be for Ed.

D. Johnting: She'll talk to Eric and he's debating probably on whether that just goes straight to the state with their application because he does consumer and the state does commercial. As well as drainage will have to be approved locally and at the state as well but that's during the state release.

J. Hufford: And probably the only thing that would need to be drained is the parking lots.

J. Allen: You'll have runoff from the buildings.

J. Hufford: Yes, but you have run-off on the ground.

D. Johnting: It's 20,000 square feet so it doesn't take much with some parking.

J. Allen: I think it's a great idea.

J. Hufford: Now entering and exiting the venue, is that all off of 67 state highway? So, anybody coming to the venue? People renting it, how do they enter and exit? Will they exit from 67?

Michelle Robertson: We live on 67. The property I believe is on 100 North just behind the high school.

J. Hufford: Okay.

Michelle Robertson: And if I may. This is not part of your package. It is a letter of the just received today. Would you like to look at it before you make a decision on that?

J. Welch: They would have to vote to consider it since it wasn't presented ahead of time.

Michelle Robertson: Then to give you an idea on what it is before you vote. This is a letter from Meyer Building. You guys have a lot of questions about drainage and runoff and things like that. We do have a general contractor. He has worked here in Randolph County in the past.

D. Johnting: They actually built the storage units out across from the Moose.

Michelle Robertson: The letter does reference that as well. So, if you would like to have that letter, you're welcome to it. That's entirely up to you guys but I do have it if you need it.

Chairman Hawley: There's a motion to present new evidence before the board. Would we like to accept the evidence into the record?

Vice Chairman Davis: If we accept them do we have to review it now or can we review it if we feel it's needed to be reviewed?

J. Welch: That's up to you. You have the ability to review for your decision if you accept it.

Vice Chairman Davis: At any time tonight?

J. Welch: Right.

Vice Chairman Davis: They can still proceed without us reviewing.

J. Welch: Yes.

Vice Chairman Davis: That's what I.

J. Hufford: So, we can pass it around to the members of the board and have everybody read it.

Vice Chairman Davis: That's my thought.

J. Allen: It looks like she has multiple copies.

Michelle Robertson: I do have copies. It is a one page letter.

D. Cleveland: So, there was a motion. Jason, is that right?

J. Welch: Yes.

D. Cleveland: I'll second the motion.

Chairman Hawley: All those in favor of accepting the letter into the record say aye. "Aye." All those opposed. Motion has passed.

Michelle Robertson: I believe I have a copy for everyone.

Chairman Hawley: At this time, I would like to please pause the timer that they have so we have a moment to review what's going on.

J. Peacock: I have a general question sometime. I don't care if we read this first. I mean you've got farm fields east and west of this property. Is that right?

Michelle Robertson: To the best of my knowledge yes.

J. Peacock: Yeah, I mean it looks like fields. How do you see? I mean like for example, if I was farming on one side or the other of you and I wanted to have some poultry manure brought in. Which is a normal part of how we do things.

Michelle Robertson: Can we do it on a Monday?

J. Allen: If you've got a wedding that day.

J. Peacock: Well I mean I'm a little worried when there's the tent area right next to one field and there's the main area next to another field. If normal farming like if we do a good job of managing manure that's applied to a property it won't stink for terribly long but it will smell that's a part of being in a rural community and I'm just wondering if it was me farming next to you. If it was me I'd want to communicate with you. To ask if you have a venue coming up. They're going to haul poop out there and pile it up and it's going to be you know could we make it so it's less, just frankly folks it's life. It's a challenge.

Michelle Robertson: And it's also not something I have not considered so I'm glad you brought it up. My hope would be that in the last thirty days we have built a great relationship with Burl. And



we would come up with a few alternatives and compromises between the two of us I would hope that we would be able to do that with our other neighbors as well. Our business is primarily going to be a Friday night, Saturday, Sunday concept. I would hope that my neighbors would also take that into consideration and literally can we do it on Monday? And that way by Friday evening it's not...

J. Peacock: Take it take it from a guy who farms around his own church on three sides of it. So we try to not do it on a Saturday. Guys we farm next to a place where there was a funeral thing held. I didn't even know it was turned back into a church. I didn't know, we only do this and we spread it that day. And we got right over there and started tilling it in prevailing winds it wasn't bad. But this is another obstacle that you know even if we tried to work together well, just realize this is a normal farming practice nowadays that it helps our soil to bring in natural organic matter manure. It does smell a little bit when you do it.

Michelle Robertson: As a non-farmer may I ask how many times a year do you do that?

J. Peacock: Once. Once a year and we can usually pile it. You know you could you pile it so it's not, it's just an obstacle that you don't have right now, and I know there's a couple of guys here at least that are relating. Okay we try to be good neighbors. It would be something to understand that when you're in the middle of farm country it might be good to communicate a lot.

D. Cleveland: So, Jon, go ahead and explain a little bit more about like poultry litter comes now. It is being piled now. It's going to be applied later.

J. Peacock: Would be could be applied, could be piled now and wait until fall to apply it and then most of us would try to incorporate it quickly because if you smell it very long you're losing nitrogen. Okay so if you want to keep the nitrogen you're going to incorporate it as quickly as you can but you don't have. Two tons, you don't have to incorporate it. And I don't know. It's an obstacle to work through. I'm just telling you.

D. Cleveland: Well and it's once a year but I mean weather conditions played into that too. So you might only have a window to apply at a certain time and that might be the same time as your wedding.

Michelle Robertson: But I think he basically hit the nail on the head when he said you try to be good neighbors. Whether that's us or our neighbors it works both ways.

D. Cleveland: Sure. It may not happen very much but it very well could happen.

Jon Peacock: Oh, it's going to happen.

Michelle Robertson: It's also not something that I had considered or thought of but that might also be a great time for us to move everything inside so that it's not an outside event.

Michael Robertson: So preferably everything's going to be inside in basically.

Michelle Robertson: That is definitely the preference but we'll have the option of outdoor.

J. Hufford: This is being built in an agricultural intensive area.

Michelle Robertson: It is.

J. Hufford: So, somebody could even come in and put in a confined animal feeding operation right next to you.

Michelle Robertson: They could.

D. Johnting: Not now, not if they're in there first. There would be setbacks.

J. Hufford: Yeah, they'd be setbacks but it's 1,500 feet. That's not very far, not like this.

D. Johnting: That's a ballpark, so it could be.

Vice Chairman Davis: And at the same time it might be a selling point for your. Some may be willing to take that and that's what they're looking for.

Chairman Hawley: I do apologize but we have hit the fifteen minute mark of the presentation. If the board still has questions we can continuing time. If not I would kindly request that we add I don't know two minutes maybe so the board may review the letter in the interim and see if we have any questions after we review that. Would that be acceptable?

Vice Chairman Davis: Yes.

J. Hufford: I think we all read the letter already.

Chairman Hawley: I think Jon was in the middle of asking some questions.

J. Peacock: Let's move on. We'll hear if there's any comments from neighbors.

D. Cleveland: Okay, I have one quick question for Deb. There's not like an attachment to the deed is there like a written statement that you signed saying I understand I'm in an ag zoned area but there's dust and noise.

D. Johnting: We we've done that on a barn that was built very close to I think just an ag field. He wanted to be about five feet away. And he did sign an attachment to say that if he got damage from a corn cob hitting his building he couldn't go back on the farmer. There's no reason to think that they would ever need a variance. I think they would want to be more than fifteen feet off the property line with these types of buildings.

Michelle Robertson: I thought it was fifty feet.

Chairman Hawley: I think she's talking about corn cobs from a storm hitting a building or something.

D. Johnting: Your setback for a building would be fifteen feet.

Michelle Robertson: Fifteen?

D. Johnting: Fifteen.

Michelle Robertson: Okay, I thought it was fifty.

D. Johnting: No.

Michelle Robertson: That's what our plan is.

Chairman Hawley: With that is there any other further questions from the board at this point? Thank you very much. If you'd like to have a seat. Is there anyone here that would like to speak for or against the proposal? Please step forward and state your name and address for the record.

K. Schneider: My name is Kathy Schneider, we live beside them 9525 West 100 North. I'm just wondering where they're actually buying at. If they're buying the driveway on back. We just didn't know where they're buying at.

J. Welch: Is your question are they buying the whole property?

K. Schneider: No, I know they're not buying the whole property. But there is a driveway there that goes back to the lake. I didn't know where they was buying at. I know they're buying the lake.

J. Allen: They are buying everything in red.

K. Schneider: Everything in red so the driveway and then back to the lake. Am I reading that right? Where they come off the road?

D. Johnting: If you want to come up you can help her with that map.

K. Schneider: So, is this the driveway?

Michelle Robertson: No, ma'am. The driveway is here it comes off of the road it goes past this and then around and back that way. It comes this way and then right up against the property line, and then back this way.

K. Schneider: Well, we was told half the driveway was ours.

Michelle Robertson: So, you live here?

K. Schneider: Yes, that's ours.

Michelle Robertson: Okay. So how would you like to address half of the driveway?

D. Johnting: That would be a surveyor 's issue to sort that out. That does not pertain to this hearing.

Michelle Robertson: I'm sorry, I think they are wanting to hear this as well.

K. Schneider: We was told when we bought the property, that half the driveway is ours on his property?

D. Johnting: But we don't deal with the property lines, that would be, if necessary you might have to have a survey done?

Michelle Robertson: The survey has been completed and I believe she is correct that the driveway was right at, the survey "A" was different than survey "B". A driveway was put in between the two surveys. But now I believe she does own half of the driveway on the property that, half of the driveway is on her property and half the driveway is on what would be our property.

J. Welch: This board can only consider whether or not there should be a wedding venue there they're not they don't get into these property line disputes, you just have to understand that if there's a dispute over the driveway you may have to build a new driveway? Right?

Michelle Robertson: We're not opposing that at all, we'd be happy to sit down and have a conversation with you.

Vice Chairman Davis: Kathy, is it fair to say that if this would get approved, and you folks come to an agreement on the driveway is that your main concern?

K. Schneider: Yes.

Vice Chairman Davis: Okay.

K. Schneider: Yeah, and we are curious about how the noise is going to be because that's why, one reason we bought that property, it was for peace and quiet. You know. That's another thing about the noise and everything.

Chairman Hawley: Would you like five minutes to address noise concerned issues that your neighbor may have?

Michelle Robertson: To be honest with your property here, we're looking at putting the venue back here. Burl is also a very close neighbor, or what would be a neighbor for us, so we are looking at being respectful to the neighbors, again the business would only be ran primarily Fridays, Saturdays and Sundays so I'm not sure if you're still working and if you work during the week or not?

K. Schneider: No, we're both retired.

Michelle Robertson: So, we don't know if that's something we would have to worry about? But at the same time, we did put in there that all amplified music would end by 10:30 unless there's an ordinance otherwise stating otherwise, with the amount of distance. Let me know if it's too loud. I mean I feel like there would have to be some kind of mutual ground there. Between what we've got going on, we don't want to be disrespectful to you or the other neighbors.

K. Schneider: Okay, sounds good. And, I'll leave my number with you so we can discuss the driveway issue.

Michelle Robertson: I've got plenty of time for that, and I know where to find you.

Vice Chairman Davis: Did I hear free meals on the neighbors?

Michelle Robertson: Are we going to her house? I don't have one yet, but yeah if you got the barbeque going let me know!

K. Schneider: Okay, that's good, that's all we wanted to know.

Michelle Robertson: Are there any other questions?

Chairman Hawley: Was there anyone else here that would like to speak for or against the proposal this evening? Sir, if you'd like to state your name and address for the record.

L. Perkins: My name is Larry Perkins, 1199 North 1100 West, Parker City. We own the property east of there. I farm it, and I just feel sorry for them if I have to come in and combine beans and the wind happens to be out of the east sometime. That's a pretty dirty thing you know the gentleman to the west he feels the same way and he's got cattle over here and he uses chicken manure quite a bit. I've used chicken manure in the past and the one day that you spread it you don't want to be there that's all I know. I also farm next to Parker City and I try not to combine when the winds are in a certain direction, but last year we pulled in and the wind was out of the west and was blowing all the dust away, but before we finished the wind came out of the south and I dusted the whole town, and I felt I really felt sorry for the people in town. But I can't afford to pull out and come back another day when it might be raining.

Chairman Hawley: I think you raise a very valid point I mean...

L. Perkins: Yes, I just wanted to point out that we live in a farming community.

Vice Chairman Davis: I think it's just good that you and Jon and Don put in your input so that it's on the table.

L. Perkins: What you guys are wanting to put there, I think it's a good thing for the community.

Chairman Hawley: So you know the same way that you're trying to establish a livelihood these folks are too I mean this is how they put their bread and butter on the table too. And something to be in mind I mean, it would be really hard for at least my vote to say that I'm going to convince anybody else who has been doing this for a long time and that is their livelihood. So just something to think about of course.

Michelle Robertson: So, a little bit about my husband and I. We are from Delaware County. We do own thirty two acres over there, part of that is wooded part of it is farming ground. We built our home next to a field that we own. We rent it out every year so I understand your concerns, and your livelihood. We currently have we have beans and we have corn depending on the year so we understand the concept of it blowing back on our property. I feel like we will put the building far enough away from the property line that that is not a horrible inconvenience. If it is something that

we are not able to work between would you or the board at a later time consider us being able to put a privacy fence between the field and our property? Would that be an unreasonable compromise?

L. Perkins: I think we'd appreciate it because our trash wouldn't fly over on your property.

D. Johnting: You can put up a fence on your property, but that's a lot of fence though for the entire property.

Michelle Robertson: I think that the fences would be only to block and protect the buildings, it wouldn't be a perimeter fence. Can we do an eight-foot fence?

Chairman Hawley: You are free to do that as long as it's not outside of variances but you're not.

J. Hufford: I mean based on the gentleman before us that can go up to an eight-foot fence.

D. Johnting: He is in Commercial zoning with a commercial business. I think she could request an eight-foot fence if she chose to do that. But her zoning is not changing, it will remain Agriculture.

J. Hufford: So, we are not rezoning her to Commercial?

D. Johnting: No, she will remain Ag.

Vice Chairman Davis: My take on this is the information been presented. You are aware of the facts and we are deciding tonight, to allow the venue to be built and so that we can go off of.

Chairman Hawley: That's the only thing that's been going on. If you want to build a bigger fence later? You can come back and ask for that at a later time.

J. Peacock: Just a little question I mean just here. Larry do you see any problem with you being able to work with this venue that will be west of you? There may be some trash which you can have in any neighborhood.

L. Perkins: That's the only thing I see, is maybe some trash blowing around and you can't keep it all out, I know. I try to keep the trash picked up on the roads.

J. Peacock: Likewise, you know Coulters on the other side very well, how close is their cattle to the property line?

L. Perkins: The cattle is probably, maybe not quite a quarter mile.

J. Peacock: That's a fair distance away.

L. Perkins: There's not a whole lot there, shouldn't be too much trouble from that.

Michelle Robertson: We've been out there on many summer nights and we've never smelled anything.

L. Perkins: You're right, yeah unless you get a hot summer night and the winds calm you might smell them, but most of the time they don't have that many.

Michelle Robertson: At the same time anybody pulling into the venue who is considering renting it is going to pass both the livestock and your field. So, they are going to know what they are getting into prior to signing a contract with us.

L. Perkins: People out of the country they think they're going to get fresh country air.

Michelle Robertson: Sometimes it's fresher than others.

Chairman Hawley: Sometimes it just smells like money.

Vice Chairman Davis: I still think it's great that you gave your input, thank you.

Chairman Hawley: Is there anyone else that would like to state anything before or against the proposal? Going once, going twice, sold. Are there any other questions the board may have?

Vice Chairman Davis: I make a motion if there's no questions or comments that we take a roll call vote.

Chairman Hawley: I'll second that.

K. Halloran: Bill Davis, yes. Jason Allen, yes. Jon Peacock, yes. Drew Cleveland, no. Don Calhoun, yes. Jim Hufford, yes. Jason Hawley, yes. The vote is six to one. Motion approved.

Chairman Hawley: Congratulations. Next on the agenda, do we have any old business that needs to be brought up? Seeing none, do we have any new business that needs to be brought up?

D. Johnting: We do have a meeting next month.

Chairman Hawley: Okay, got that. Reports from officers, committees, and staff? Seeing none I make a motion that we adjourn for this evening thank you so much ladies and gentleman.

Vice Chairman Davis: I second.

Chairman Hawley: We are adjourned.

---

Chairman, Jason Hawley

---

Kristi Halloran, Recording Secretary

---

Vice Chairman, Bill Davis