

**REPORT OF MEETING
MCMINNVILLE BOARD OF ZONING APPEALS
JANUARY 28, 2020**

MEMBERS PRESENT

Jim Brock
Joey Haston
Jerry Williamson
Tom Ward

STAFF PRESENT

Katie Kemezis, Community Planner
Rebecca Roach, Staff

MEMBERS ABSENT

David Marttala

OTHERS PRESENT

Lisa Hobbs
Jared Caldwell
Tara McBride

The meeting of the McMinnville Board of Zoning Appeals was held at 11:00 a.m. on Tuesday, January 28, 2020 at the Public Works/Community Development Building on Belmont Drive. Upon establishing a quorum was present, acting Chairman Jerry Williamson called the meeting to order.

APPROVAL OF MINUTES FROM THE NOVEMBER 26, 2019 MEETING OF THE MCMINNVILLE BOARD OF ZONING APPEALS

A motion was made by Joey Haston to dispense with reading and approve the minutes from the Board of Zoning Appeals November 26, 2019 meeting as presented. Tom Ward seconded the motion that was approved unanimously.

VARIANCE REQUEST REVIEW

The McMinnville Board of Zoning Appeals reviewed a variance request for a sign on property located at 1100 Smithville Highway, further described as Map 059K, Group D Parcel 020.00 of the Warren County Tax Maps. The property is zoned C-3 Highway Commercial District. The proposed request is to reduce the required 5 ft setback from the right of way to 0 ft. The sign is for House of Ink Tattoo & Body Piercing. Owners of the business are Jared Caldwell and Tara McBride. Community Planner Katie Kemezis stated in her staff report that the sign has been modified from the previous owner, therefore the Community Development department could not approve their sign permit. However, this sign was adjacent to the right of way and potentially impacting the line of sight to Smithville Highway. Ms. Kemezis brought this request to the BZA for the best course of action. Joey Haston stated that the sign should be grandfathered in. Co-owner Tara McBride stated that if they moved the sign back five feet it would block the drive thru to Krystal's. Jerry Williamson stated that the board needs to be careful about grandfathering a sign in as we don't want to set a standard or set a precedent. The group agreed that when a previously grandfathered sign is modified enough to warrant a sign permit, it should come before the Board of Zoning Appeals to rule on the variance. Katie Kemezis told the board she is looking into updating the sign code. Jim Brock made the motion to

approve the variance and to grandfather it in with the major modifications. Tom Ward seconded the motion. All members voted unanimously to approve.

OTHER BUSINESS

No other business was discussed

ADJOURNMENT

With no other business, Tom Ward made a motion to adjourn the meeting at 11:17 a.m. Joey Haston seconded the motion with the members voting all ayes.

Next meeting February 25, 2020

Chairperson Signature

Secretary Signature

Date Approved:
