

MINUTES  
MCMINNVILLE BOARD OF ZONING APPEALS  
JANUARY 26, 2021

MEMBERS PRESENT

David Marttala  
Jim Brock  
Joey Haston  
Tom Ward  
Jerry Williamson

STAFF PRESENT

Katie Kemezis – Community Planner  
Rebecca Roach – CD Staff

MEMBERS ABSENT

OTHERS PRESENT

Lisa Hobbs  
Connan Jones  
Bart Stanley  
Karen McBride  
Jared Caldwell  
And others

The meeting of the McMinnville Board of Zoning Appeals was held at 11:00 a.m. on Tuesday, January 26, 2021 by Zoom teleconference. Upon establishing a quorum was present, Chairman David Marttala called the meeting to order.

Jim Brock made the motion to accept the use of the Zoom teleconference platform for conducting this January 26 meeting of the McMinnville Board of Zoning Appeals. Katie Kemezis, Community Planner called for a roll call vote which include all members present: David Marttala, Jim Brock, Joey Haston, Jerry Williamson and Tom Ward. All members voted in favor of the Zoom teleconference platform for this meeting.

APPROVAL OF MINUTES FROM THE JULY 28, 2020 MEETING OF THE MCMINNVILLE BOARD OF ZONING APPEALS

A motion was made by Tom Ward to dispense with reading and approve the minutes from the Board of Zoning Appeals July 28, 2020 meeting as presented. Jim Brock seconded the motion. All members voted unanimously to approve the minutes from July 28, 2020 by a roll call vote.

SPECIAL EXCEPTION REQUEST REVIEW

Requesting approval for a Special Exception at property located on 958 Old Smithville Highway, further described as Tax Map 059G-D-001.00 was discussed. The owner of the property is Mark Hutchins. Sammy Brady is the applicant. The property is zoned C-2 General Commercial. Katie Kemezis gave her staff report which stated that this request meets all zoning code requirements and it is also a recognized "Use Permitted on Appeal: for the C-2 district. Jerry Williamson stated he see's no problems with this request and made a motion to approve. Joey Haston seconded the motion. All members voted unanimously to approve this request with a roll call vote.

#### SPECIAL EXCEPTION REQUEST REVIEW

Requesting approval for a Special Exception at property located on 113 Walling Street, further described as Tax Map 068D-E-014.01 was discussed. The owner of the property is Randy Mullins. The applicant Joe Scott intends to rent the building for a Complete Auto Diagnostics and repair shop. The property is zoned C-2. Katie Kemezis gave her staff report which stated that this request meets most of the standards; however, it is located next to residential district. Being that the property is adjacent by residential on two sides the properties existing screening would have to be maintained by the owner Randy Mullins. Jim Brock made the motion to approve with conditions that the existing screening be maintained. Tom Ward seconded the motion with an unanimously approval from a roll call vote.

#### SPECIAL EXCEPTION REQUEST REVIEW

Requesting approval for a Special Exception at property located on 315 S. High Street, further described as Tax Map 068K-D-033.00 was discussed. The owner of the property and applicant is Jared Caldwell. The property is zoned C-2. Mr. Caldwell intends to use his building as a commercial use on the bottom with an accessory apartment on top. Katie Kemezis stated in her staff report that the project met the conditions for an accessory apartment in a commercial building in C-2. (Please see the attached staff report). The staff recommends approval for this Special Exception. Katie Kemezis also stated that two adjoin neighbors had call in and had no objections. Jerry Williamson made the motion to approve the special exception since it met all the standards and stated that this improvement would be good for the neighborhood. Jim Brock seconded the motion with and unanimously approval from a roll call vote.

#### SPECIAL EXCEPTION REQUEST REVIEW

Requesting approval for a Special Exception at property located on 900 Old Morrison Road, further described as Tax Map 077 – 003.01 of the Warren County tax maps was discussed. The owner of the property is Bart Stanley and Fred Hall. The applicants Steven and Justin Caten request approval to operate an electric saw mill. Katie Kemezis gave her staff report which recommends this request with conditions. The conditions for this approval recommend any traffic from the operations to Old Morrison Highway to prevent heavy traffic in residential districts not located on minor arterial roads. Joey Haston made the motion to approve this request with the condition that the saw mill traffic be limited from the operations to Old Morrison Highway to prevent heavy traffic in residential districts not located on minor arterial roads. Jim Brock seconded the motion with an unanimously approval from a roll call vote.

#### OTHER BUSINESS

Katie Kemezis reminded the members that the BZA training will be February 5, 2021. More information on this will follow in a few days.

#### ADJOURNMENT

With no other business, Joey Haston made a motion to adjourn the meeting at 11:33 a.m. Jerry Williamson seconded the motion with the members voting all ayes by a roll call vote.

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Next meeting February 23, 2021

Chairperson Signature

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Secretary Signature

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Date Approved:

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