

Zoning Board of Appeals
 Wednesday, June 4, 2014
 6:00 PM Town Hall

Edinburgh Zoning Board of Appeals met on Wednesday, June 4, 2014, 6:00 p.m., Edinburgh Town Hall.

Members Present: Keith Sells
 Richard Pile
 Ron Hamm
 Becky Wilhelm
 Lloyd Flory

Others Present: Wade Watson, Building Commissioner
 Dustin Huddleston, Town Attorney

Keith Sells opened the meeting at 6:00 p.m. with roll call. Keith Sells here, Becky Wilhelm here, Ron Hamm here, Richard Pile here, Lloyd Flory here.

Keith Sells presented the minutes for the March 5, 2014 and the April 2, 2014 meetings and asked if anyone had any changes or corrections that needed to be made. Ron Hamm made a motion to approve the April 2, 2014 minutes as he was not here for the March meeting. Becky Wilhelm made a motion to approve the March 5, 2014 minutes. Keith Sells seconded both motions. Keith then asked for all in favor to say aye. All ayes. Minutes approved.

Keith Sells presented the sign in sheet and informed those in attendance that they would need to sign in with their name and address if they wished to receive further information about tonight's meeting.

Keith Sells then informed the crowd that anyone who wished to speak during tonight's meeting would need to be sworn in by Dustin Huddleston, Town Attorney. Dustin then reminded those in attendance that if they were not sworn in then they would be unable to speak during the meeting. He also reminded those in attendance that if they spoke to give their name and address for record keeping purposes. Dustin then swore in those in attendance who wished to speak.

Wade Watson presented the Zoning Variance request for Donna Mount of Real World Testing from Columbus, Indiana, who is seeking a use variance for property located at 6973 S US 31, Edinburgh, Indiana, to allow the operation of a research and test facility within a district zoned as R1, Suburban Residential, and to construct a post frame facility 75 feet by 100 feet, 18 feet tall. (See attached staff report).

The property is 79.60 acres and is currently owned by John Campbell Linn & Linda Sue Linn, and is surrounded on the North by Vacant Agricultural Use zoned R1, on the South by Residential and Agricultural Use zoned R1, on the East by Vacant Agricultural Use zoned R1, and to the West by Vacant Agricultural Used zoned R1. The property is located within the two mile jurisdiction, which requires the petitioner to come to the Town of Edinburgh for the land use. All site development for the property would be subject to Johnson County Planning Department and Johnson County Drainage Board standards. If the variance is approved the petitioner would need to go to Johnson County for permits.

A portion of the property lies within the U.S. 31 Corridor Overlay Zone District and before any structures within that portion could be constructed, they would need to have plans approved by the Edinburgh Plan Commission for building and landscape construction within that district and then approval by the Johnson County Planning and Drainage Board. Currently the petitioner has no plans for construction within that area of the property.

Staff has received 14 letters in objection to the variance request from residents of Orchard Park which is adjacent to the Southwest boundary of the property and has approximately 18 occupied homes. Staff has also received recommendation from the Johnson County Planning & Zoning recommending denial of the request due to its inconsistency with the County comprehensive plan and the potential to negatively impact the residential subdivision.

Concerns of the neighboring property owners include 24/7 operational hours, noise levels, drainage issues, air quality issues, dust and dirt, onsite storage of toxic or hazardous fluids, experimental unmanned vehicles, using Orchard Drive to access the test facility, and the use, enjoyment and value of the residential properties.

Wade discussed drainage concern issues and reviewed with the board a Google map showing the property around October 2008 which showed where the majority of the water from the 2008 flood existed.

Wade stated that Real World Testing had received a packet of concerns from the neighboring property owners and they provided a written response to the concerns of the adjoining property owners which Wade reviewed with the board. (See attached)



Real World Testing
"Understanding The Past, Testing The Future"
 4850 Progress Drive
 Columbus, Indiana
 Phone 812-372-0914
www.realworldtest.com

Responses to Concerns:

1. Purposed retention pond and drainage ditch to pond on the North side of property pending Drainage Board approval.
2. Real World Testing has a legal right-of-way to the property by utilizing the Machine Shop Driveway. We WILL NOT use Orchard Drive to access the test site. We would even put a gate at the end of the drive to assure this will not happen.
3.
 - We do conduct business 24 hours per day, 7 days per week; this is a service we provide to our customers to ensure their products can be validated.
 - 98% of our entire vehicle testing is completed on the highway right-of-way; we test vehicles as the customer uses them on a daily bases.
 - Experiential testing on all test vehicles are equipped with exhaust systems that meet or exceed current Model Year EPA standards we are testing future products. We will not be testing engine brakes at this test track; this type of testing is completed on highway.
 - No high speed testing will be preformed at this site.
 - There will not be ANY toxic chemicals except chemicals for day-to-day use of cleaning parts, floor cleaners, etc. Disposal of these chemicals will be compliant with EPA and OSHA standards.
 - Real World Testing prides it self for being environmental friendly and neighbor friendly. Our current location backs up to a sub-division and we have been here since 2006 with no complaints, we have added bushes and fencing to help with appearance to our neighboring communities.
4. The test track will be made of gravel and all machines operate at very low speeds so the dust levels should not be a factor.

Real World Testing is at the forefront of assisting customers testing their products exactly how the end user will use them, our goal is to assist the customer in validating their products are durable, dependable and reliable so they can be put on the market sooner.

Wade reviewed the criteria for decisions that the Board of Zoning Appeals abides by when making decisions on variances. (See attached staff report)

Staff recommendation is that if the Board of Zoning Appeals chooses to approve the petition, it should include the following conditions:

1. All site development plans shall be review and approved through the Johnson County Planning Department and Johnson County Drainage Board before any construction begins and/or any vehicle testing is conducted on the parcel.
2. Prohibit all access to the parcel from Orchard Drive by the erection of a permanent Guard Rail installed at the East end of Orchard Drive including a sign indicating "Dead End".
3. That a protective fence and vegetative barrier be erected at the southern property boundary line of the parcel to provide noise reduction.
4. Prohibiting the installation of a "high speed test track" or any other testing procedures which would exceed the usual and customary noise levels audible from the traffic on US 31, or the grain elevator located north and east of this location.
5. That at no time will any vehicle testing be conducted at this test facility without having all test vehicles equipped with exhaust systems that meet and or exceed current Model Year EPA standards.

Keith Sells asked the board if they had any questions for Wade.

Lloyd Flory asked if the variance was for the whole parcel. Wade stated that it was for the whole parcel. Lloyd then asked about a buffer between the proposed test site and the current residential area. Wade stated that if the board wanted to put that condition on a motion for approval of the variance that it could be considered.

Ron Hamm wanted to verify that the property is not in a flood zone and that Orchard Park has the potential to grow to the east and possibly to the north. Wade stated that he was correct that the property is not in a flood zone and that Orchard Park has the potential to grow. Ron then asked if the variance is approved then Orchard Park would never be any bigger than it currently is. Wade stated that there is a separate parcel to the south of Orchard Park so it could possibly grow that direction.

Wade reminded the board that the petition is not for a re-zoning of the property but for a variance of the use of the property, so if after a number of years they decide to no longer use the property for a test facility, the residential zoning would still be in existence and the property would revert back to the residential zoning.

Lloyd Flory asked about the Johnson County lot size requirement change that went in to effect after Orchard Park was established. Wade stated that the change would not affect Orchard Park as it was a registered subdivision before Johnson County changed their lot size requirements. Lloyd then asked how many lots were platted in the subdivision. Wade stated that 20 lots had originally been platted. Lloyd also asked if the subdivision could be expanded without a replat. Wade stated that if the subdivision was expanded it would need to first be approved by Edinburgh then sent to Johnson County for their approval of a subdivision.

Keith asked the board if they had any other questions for Wade. There were no further questions, so Keith opened the floor to the petitioner.

Dustin Huddleston reminded the board that as per the rules and procedures for the Zoning Board that the petitioner gets ten (10) minutes total to say what they want in favor of their petition and that anyone who is opposed to the petition will get ten (10) minutes total to express their concerns. Dustin stated that he would be keeping track of time and will let them know when there are approximately two (2) minutes left in their allotted time. Keith asked if that was ten (10) minutes total and Dustin stated yes that it was ten (10) minutes total for the petitioner and ten (10) minutes total for the remonstrator(s), not ten (10) minutes per person,

Keith Sells then asked the petitioner to start their presentation.

Steve LaRue, Marketing Operations Manager for Real World Testing presented videos of the equipment and machinery that are being tested at their current location. He pointed out that all the machinery is low speed and not racing vehicles on a track. The testing is for the use of the equipment such as picking up and moving gravel. He pointed out that the piece of equipment in the video is a 60 decibel noise level and that the current level from US 31 traffic at Orchard Drive is 80 decibels, and the noise from the grain elevators just north of the property is 80 decibels with no fans running.

Steve presented the board with the following decibel reading chart. He pointed out that the distance between the testing facility and the housing would be ¼ of a mile and that the noise level would be significantly lower than nearby trains, the factory south and the grain elevator north of the property. He stated that the noise levels that they have is very low compared to race tracks and wanted to let everybody know that it is not a race track, but a low speed operation, such as asphalt rollers, skid steers, four wheel drive forklifts that pick up concrete blocks and set them down. The equipment does run 24 hours per day which is required by their customers. There will be diesel fuel on site in triple wall tanks.

Real World Testing Noise Debacle Readings

<i>EQUIPMENT TESTED & MEASURED</i>	<i>Idle at 5 feet away</i>	<i>2200 RPM 100 Feet Away</i>
JLG 2.8 L	42.5 dB	37.2dB
Case 586 G 2.8L	43.62 dB	36dB
Case 70XT 2.8 L	47.2 dB	40.12dB
Bomag Asphalt Roller 3.8L	49.23 dB	41 dB
JLG 3.8L	44.32dB	39.5dB
Gehl Skid Steer 3.8L	45.1dB	37.5dB

Comparison Noise Debacles of Common Equipment

<i>Noise Debacles of Common Equipment:</i>	<i>Debacles</i>	<i>Distance in Feet</i>
140 Jet Air Plane @ 30 meters away	140 dB @	98.4
110 Chain Saw @ 1 meter away	110 dB @	3.3
100 Jack Hammer @ 10 Meters away	100 dB @	32.8
90 dB Diesel Truck @ 10 Meters away	90 dB @	32.8
60-80 dB Passenger Car @ 10 Meters	60 - 80 db @	32.8
70 dB Vacuum Cleaner @ 1 Meter	70 dB @	3.3
40-60 dB Average Conversation @ 1 Meter	40 -60 dB @	3.3
20-30 dB Very Calm Room		
10 dB Leaves Rustling in a Distance		

Conversion Chart
1 Meter is equal to 3.28083989501 Feet
1 Feet is equal to 0.3048 Meter

Keith asked if there was anyone else who wanted to speak on behalf of the petitioner.

Donna Mount, 7033 Sprague Road, Columbus, Indiana, stated that what they are testing is future vehicles that are 3-7 years from being used, and the fuel standards on the test vehicles are better than the vehicles currently on the road. The equipment and vehicles that are being tested are kept away from view and camouflaged to avoid car magazines from posting pictures of the test equipment and other manufacturers from stealing designs. When testing of the vehicles and equipment is completed, they are destroyed to protect the design.

Keith then asked the board if they had any questions for the petitioners.

Becky Wilhelm asked about the video that showed heavy equipment and asked if it would be cars and equipment that would be tested. Steve LaRue stated that it would only be industrial equipment and that no vehicles would be tested on the track. Becky asked if the JLG listed on the decibel reading sheet if it was a heavy piece of equipment. Steve stated that it was a four-wheel drive forklift that telescopes to be used on a construction site.

Wade played more video that Real World Testing had provided that showed other pieces of equipment that was being used and tested. The videos demonstrated the slow speed of the equipment.

Ron Hamm asked if the equipment in the video is the only type of equipment that would be tested at this location.

Steve LaRue stated that the equipment is all that would be tested. Semis, heavy duty trucks, mid-range trucks, and cars being tested are all tested on the highway. The testing done is normal use of the vehicles, such as driving to and from work, grocery store, and common use of the vehicle.

Donna Mount stated that the only thing on the track would be the equipment in the videos

Ron Hamm also asked if there would be any high speed testing on the track. Steve LaRue stated that the track would not be big enough for high speed testing and could not be used for high speed as it will be a gravel track.

Keith Sells opened the floor for remonstrators to speak.

Gary Waters, 6387 E Orchard Drive, expressed concerns about the statement in Real World Testing's Responses to Concerns, that stated there have been no complaints about their current location that they have been in since 2006 (item 3 bulletin point 6 in above document). Gary asked Donna Mount and Steve LaRue if they agreed with that information. Donna & Steve said that they agreed with the information. Steve stated that the company at their current location, which runs 24 hours a day, backs up to a subdivision on US 31. Gary questioned where the location was at in the videos that they had provided and asked if there were any trees or fencing. Donna stated that the location is at her 90 acre farm and that it does have fencing and trees around it. Gary then asked Donna & Steve if they would agree that there had been no complaints from neighbors at that location. Donna & Steve both agreed that there had been no complaints. Donna further stated that she had decibel testing done at her farm, including the Sherriff's department. Gary then presented the board members with a police report from the last six (6) months which included six (6) complaints from the Bartholomew County Sherriff's department. The complaints included excess noise at 9:30 p.m. on a Thursday, with loud, heavy equipment running, complainant unable to sleep. Another complaint of excess noise at 1:00 a.m. on a Sunday, loud noise, unable to sleep, when officers arrived, several pieces of heavy equipment running, second shift had just started at midnight and would be running until 7:00 a.m. Gary then shared some of the other complaints. Gary stated that the decibel levels shared on the decibel reading chart are for idle engines running and not levels when gravel is actually being moved. Gary then asked about the proximity of the closest neighbor and the fact that residents of Orchard Park will be closer than the closest neighbor at their current location who is unable to sleep due to the noise. Gary then informed the board that Cummins has a test track near Walesboro that the City of Columbus is selling, so Cummins will no longer have an asphalt test track, and Cummins is a customer of Real World Testing. Gary is concerned that if Cummins asks for a test track that Real World Testing will put one in to avoid losing them as a customer. Gary further stated that Cummins trucks are tested with and without exhaust systems, he also stated that when vehicles are tested they are not EPA certified as test vehicles are EPA exempt. Gary then discussed the different types of vehicles that Real World Testing does for Cummins, buses, RV's, semis.

Dustin Huddleston informed Gary Waters that the ten (10) minute time limit was up.

Keith Sells asked the crowd if they had any further statements since Gary Waters had used up the entire time. The crowd felt like Gary had covered all of their concerns.

Donna Mount asked if she could comment any further. Dustin Huddleston and Keith Sells both stated that her time was up, Dustin stated that she had not reserved any time for a rebuttal. Steve LaRue asked if they had used their entire ten (10) minutes. Dustin stated that they had not used all of their time but that they did not ask to save time for a rebuttal, but if the board wants to give time that is up to the board. Keith Sells stated that they would like to give her time for a response to the remonstrators.

Donna Mount commented on the six Sherriff's reports that had been discussed and the fact that a neighbor across the road had a long standing disagreement with her now deceased husband. She felt that if there was anything wrong that after six complaints, their business would have been shut down.

Keith Sells then asked the board if they had any questions or comments.

Ron Hamm asked why they wanted to come to Edinburgh in Johnson County when their company is located in Bartholomew County.

Donna Mount stated that the property is bigger and is closer to US 31 and their on road vehicles use US 31.

Keith Sells asked if anyone would like to make a motion on the variance.

Lloyd Flory asked again about the variance being on the whole parcel, and if there could be a definition added.


After some discussion, Keith Sells made a motion to deny the request for the variance based on findings of fact #2 that the use and value of the area adjacent to the property included in the variance will be affected in a substantially adverse manner.

Dustin Huddleston asked if he was referring to page 4, item number 2 of the BZA Staff report. Keith said yes.

Ron Hamm seconded the motion. Keith asked for all in favor of motion to say aye. All ayes. Motion passed, variance DENIED.

Keith Sells asked if there was any other business for tonight's meeting. There being no further business, Keith Sells made a motion to adjourn the meeting. Ron Hamm seconded. Keith asked for all in favor to say aye. All ayes, meeting adjourned.


Keith Sells, Chairman


Rhonda Barrett, Secretary



**TOWN
OF
Edinburgh**

Administrative Offices: 107 South. Holland Street, Edinburgh, IN 46124 Wade D. Watson, Building Commissioner, Email: wwatson@edinburgh.in.us

BZA Staff Report

To: BOARD OF ZONING APPEALS
From: Wade D. Watson, Building Commissioner
Date: June 4, 2014
Re: Case ZB 2014 (V02) USE VARIANCE

GENERAL INFORMATION:

Applicant: Donna Mount
Real World Testing, Inc.
7033 Sprague Road
Columbus, IN 47201

Property Address: 6973 S. US 31, Edinburgh, IN 46124

Property Owner: John Campbell Linn & Linda Sue Linn
6802 Switchboard Road
Bloomington, IN 47460

Parcel Number: 41-12-21-043-033.000-001

Acreage: 79.60

Zoning: R1 Suburban Residential
U.S. 31 Corridor Overlay Zone District

Land Use: Vacant Agricultural Use

FEMA Flood Plain: Subject Property does not exist in a designated flood area.

SURROUNDING ZONING:

North: R1
South: R1
East: R1
West: R1

SURROUNDING LAND USE:

Vacant Agricultural Use
Residential and Agricultural Use
Vacant Agricultural Use
Vacant Agricultural Use

REQUEST:

Case ZB2014 (V02) Real World Testing, Inc. A request for a Use Variance from the Town of Edinburgh Zoning Ordinance standards, to operate a Research and Test Facility business in a district zoned as R1 Suburban Residential and to construct a post frame facility seventy-five feet (75') by one hundred feet (100'), eighteen feet tall (18') at property known as 6973 S. US Highway 31, Edinburgh, IN. This request is for variances from Zoning Ordinances of Article 156, Permitted Uses.

Petitioner has satisfied all documentation requirements, legal and public notifications specified in the Town of Edinburgh Zoning Board of Appeals Application Packet for Variance/Special Exception.

PURPOSE FOR ZONING DISTRICTS: Edinburgh Zoning Ordinance:

- a) **§ 156.028** "In determining the boundaries of districts, and establishing the provision applicable to each district, due and careful consideration has been given to existing conditions, the character of buildings erected in each district, the most desirable use for which the land in each district may be adapted, and the conservation of property values throughout the jurisdiction of the Plan Commission."
- b) **§ 156.029** "Districts designated for residential use, "R-1", "R-2", "R-3", "R-4", "R-5", and "R-6" are limited to dwellings and public and semi-public uses which are normally associated with residential neighborhoods. The only uses permitted in the residential districts are those which would not detract from the residential character of the neighborhood. The purpose of these six districts is to create an attractive, stable, and orderly residential environment."
- c) **§ 156.031** "The districts designated for industry, "OI" and "EI", provide suitable space for existing industries and their expansion as well as for future industrial development. Performance standards, parking specifications, and yard regulations are set forth in this Article in order to ensure safe industrial development that is compatible with adjacent uses. The locations of the districts are near railroads or highways in order to meet the transportation needs of industry. "EI", the enclosed industrial district, provides space for industries which do not cause conditions that would be objectionable to adjoining uses. The "EI" district permits manufacturing, fabricating, processing, repairing, dismantling, or storage of equipment, raw materials, or manufactured products, provided that the activity is conducted entirely within enclosed buildings. "OI", the open industrial district, permits manufacturing, fabricating, processing, extraction, repairing, dismantling, storage, or disposal of equipment, raw materials, manufactured products, or wastes in a combination of enclosed buildings and open areas. Greater separation is required between the industries in the "OI" district and residential or business uses than is necessary in the "EI" district.

If an open or enclosed industrial use abuts, adjoins or is across the street or alley from any lot used or zoned for residential purposes a planting screen shall be provided..."

CONSIDERATIONS:

1. This property exists outside the corporate limits of the town of Edinburgh but within the two miles territorial jurisdiction of the Town of Edinburgh for the purpose of planning and zoning for land uses. All site development for this property is subject to the standards of the Johnson County Planning Department, and the Johnson County Drainage Board for compliance to State and Local regulations.
2. The zoning for the property is R1 Suburban Residential. Edinburgh Zoning Ordinance § 156.036 limit Research and Testing Businesses to exist only within Industrial Districts zoned as either Open Industrial (OI) or Enclosed Industrial (EI). This standard makes no provision for Research and Test facilities to operate in districts zoned R1 Suburban Residential.

3. The western boundary of the property lies within the US 31 Highway Corridor Overlay District. The petitioner has expressed no current plans to develop anything within this portion of the property. However, in the event of any future developmental improvement within six hundred feet (600') of the highway right-of-way, in addition to State and County review, approval must also be obtained from the Edinburgh Plan Commission for architectural design, landscaping, drainage, sewage, parking, signage, lighting and access to the property. The Edinburgh Plan Commission shall examine factors concerning the site, site plan, and the surrounding area prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the erection, construction or structural alteration of any building(s) in the U.S. 31 Corridor Overlay Zone Districts; or (4) modification or revision of any site development plan.
4. Orchard Park, consisting of approximately eighteen occupied residential properties exists adjacent to the southwestern boundary of this property. Staff has received twelve letters and numerous phone conversations and office visits from many of these property owners expressing opposition to the petition. Their concerns are related to noise levels, drainage, air quality, dust and dirt, onsite storage of toxic or hazardous fluids, experimental unmanned vehicles and the possibility of using Orchard Drive as access to the test facility. (see attached letter).
5. Real World Testing, Inc has prepared a written response to these concerns in the attached documents, and prepared video documentation of their current testing facilities and processes.
6. The proposed test track and research facility is planned for a location on this property a minimum of one quarter mile from the nearest residential dwelling.
7. This parcel is currently subjected to high-level noises from the traffic on US 31, the Louisville and Indiana Railroad and Kokomo Grain Elevator, all of which are located within one half mile of Orchard Park.

CRITERIA FOR DECISIONS:

(**The petitioner will need to address the Criteria for Decisions in their presentation**) In taking action on all variance requests, the Board of Zoning Appeals shall use the following decision criteria, consistent with the requirements of the Indiana Code. The Board may grant a variance from development standards and limitations of this Ordinance if, after a public hearing, it makes findings of facts in writing (consistent with IC 36-7-4-918.5) that:

1. **General Welfare:** The approval will not be injurious to the public health, safety, morals, and general welfare of the community.

STAFF FINDINGS:

The approval of this variance will not be injurious to the public health, safety or general welfare.

2. **Adjacent Property:** The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

STAFF FINDINGS:

Adjacent properties to the subject property could potentially be affected in a substantially adverse manner.

3. **Practical Difficulty:** The strict application of the terms of the ordinance will result in a practical difficulty in the use of the property. (This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain.)

STAFF FINDINGS:

The strict application of the ordinance will not result in a practical difficulty in the use of this property. (The petitioner should explain how the strict application of these ordinances results in a practical difficulty in the use of the property.)

4. **Unnecessary Hardship:** The strict application of the terms of the Ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought.

STAFF FINDINGS:

The strict application of the terms of the ordinance will not result in an unnecessary hardship if applied to this property.

5. **Comprehensive Plan:** The approval does not interfere substantially with the Edinburgh Comprehensive Plan.

STAFF FINDINGS:

The approval of this variance will not interfere with or be inconsistent with the goals and objectives of the Comprehensive Plan, which encourage expansion of "retail and service commercial activities" along US 31 Highway Corridor Overlay. (page 15, Town of Edinburgh Comprehensive Plan; adopted May 9, 2011)

STAFF RECOMMENDATION

Based on these investigation findings, should the Board of Zoning Appeals choose to **APPROVE** the petition, staff recommends approval only with the enforcement of the following conditions:

1. All site development plans shall be review and approved through the Johnson County Planning Department and Johnson County Drainage Board before any construction begins and/or any vehicle testing is conducted on the parcel.
2. Prohibit all access to the parcel from Orchard Drive by the erection of a permanent Guard Rail installed at the East end of Orchard Drive including a sign indicating "Dead End".
3. That a protective fence and vegetative barrier be erected at the southern property boundary line of the parcel to provide noise reduction.
4. Prohibiting the installation of a "high speed test track" or any other testing procedures which would exceed the usual and customary noise levels audible from the traffic on US 31, or the grain elevator located north and east of this location.
5. That at no time will any vehicle testing be conducted at this test facility without having all test vehicles equipped with exhaust systems that meet and or exceed current Model Year EPA standards.

Respectively Submitted,



Wade D. Watson
Building Commissioner
Town of Edinburgh

Zoning Board of Appeals Executive Meeting
Monday, June 16, 2014
4:30 PM Town Hall

Edinburgh Zoning Board of Appeals met in an executive meeting on Monday, June 16, 2014 at 4:30 p.m., Edinburgh Town Hall.

Members Present: Keith Sells
Richard Pile
Ron Hamm

Others Present: Wade Watson, Building Commissioner
Dustin Huddleston, Town Attorney

Purpose of the meeting - Discussion on pending litigation 5-14-1.5-6.1(b)(2)(B).

Pending litigation was the only thing discussed, the meeting was adjourned.

Keith Sells
Keith Sells, Chairman

Absent
Rhonda Barrett, Secretary