

Zoning Board of Appeals
 Wednesday, February 6, 2019
 6:00 PM Town Hall

Edinburgh Zoning Board of Appeals met on Wednesday, February 6, 2019, 6:00 p.m., Edinburgh Town Hall.

Members Present: Keith Sells
 Richard Pile
 Ron Hoffman
 Lloyd Flory

Others Present: Wade Watson, Town Manager
 Dustin Huddleston, Town Attorney

Keith Sells opened the meeting at 6:00 p.m. with roll call. Ron Hoffman, Richard Pile and Lloyd Flory were present and Ron Hamm was absent.

Lisa Brockman, secretary, advised the board of her resignation.

Richard Pile made a motion to keep the same officers from the previous year. Motion carried to have Keith Sells remain as Chairman and Ron Hoffman as Vice Chairman.

Keith Sells presented minutes from a previous meeting for September 5, 2018 since those members present were present at this meeting to approve and sign. Richard Pile made a motion to approve the minutes and Lloyd Flory seconded. Motion carried. Ron Hoffman made a motion to approve the minutes of the October 3, 2019 meeting and Lloyd Flory seconded. Motion carried.

Keith Sells presented the updated application packet for 2019. Richard Pile made a motion to accept the packet as presented and Ron Hoffman seconded. Motion carried.

Keith Sells advised the audience of the sign in sheet to give their contact information if they would like to get any further information concerning tonight's meeting. Wade Watson told attendees if they wished to have a copy of the facts of findings from the meeting, they should sign in as well, with their names and addresses. Keith Sells conducted swearing in for those people speaking at the meeting.

Wade Watson presented Case 2019-01 to the ZBA regarding the petition from Habitat for Humanity of Johnson County Inc. to request of use variance from the Town of Edinburgh Zoning Ordinance standards for the construction of a single family home on an existing commercially zone lot at 108 N. Walnut St. Eric Prine of Van Valer Law Firm was present on behalf of the petition.

Wade Watson did point out that not all public notifications were rendered within the ten day requirement but presented a sworn affidavit of hand delivery to the property owner and another signifying that the property owner did not object. Wade recommended approval of the variance with recommendations. Lloyd Flory made a motion to accept this as completion of the packet. Ron Hoffman seconded. Motion carried.

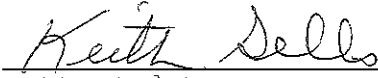
Keith Sells opened up the floor for discussion. Eric Prine of Van Valer introduced Habitat for Humanity Executive Director, Leann Wilbur and recognized board members and other persons supporting the new build in Edinburgh. Eric Prine gave a brief overview of Habitat and the project and introduced Ryan Blaker, the partner for this particular build.

Janice Burton expressed concern that the house would be similar to the one across from the Methodist Church. She said that there is not enough parking downtown. Ryan Blaker assured the audience that there wouldn't be any issues with he and his family living there and expressed their desire to stay in Edinburgh and build on that lot. Bonnie Wilcoxson said that she could see both sides of the issue and asked Habitat if this was a time sensitive issue that couldn't allow


them to look for another lot. Eric Prine said that they had worked with Wade Watson for several months to find alternatives and there just weren't other options. The time sensitive issue is that the momentum (donors, workers, etc.) is in place to build in the spring. Salin Bank donated the land to Habitat with the intention of a house being built there. David Bauman pointed out that of the 19 homes built in Johnson County, there have only been issues with two of them so their track record is good and that the one condition of the one home in question in Edinburgh is most likely a result of personal issues in the lives of the family. Janet Totten added that the other Habitat house across from the Methodist Church has been kept up beautifully and that it's unfortunate that the other turned out the way it did. Nancy West mentioned that she had known Ryan and Kendra Blaker all through school, that they are good kids, and it's important to recognize that young people want to live in Edinburgh and we need more responsible young citizens in our community. Miriam Rooks, whose home is behind the lot, raised a point that the neighbor next to the lot has several elementary children who play in that lot and she wasn't sure how much parking could be gotten from that lot anyway.

Ron Hoffman made a motion to approve ZB-2019-01UV with all exceptions and staff recommendations and Lloyd Flory seconded. Richard Pile voted nay. Motion carried.

Richard Pile made a motion to adjourn and Ron Hoffman seconded. Motion carried.



Keith Sells, Chairman



Karhi Ervin, Secretary