

AREA BOARD OF ZONING APPEALS OF TIPPECANOE COUNTY

MINUTES OF A PUBLIC HEARING

DATE.....February 23, 2022
TIME.....6:00 P.M.
PLACE..... COUNTY OFFICE BUILDING
20 N. 3RD STREET
LAFAYETTE, IN 47901

This meeting was held in-person, with no virtual option.

MEMBERS PRESENT

Steve Clevenger
Ed Butz
Gary Schroeder
Michelle Dennis
Jen Dekker
Tom Andrew

MEMBERS ABSENT

STAFF PRESENT

Maureen McNamara
Ryan O’Gara
Jennifer Ewen
Eric Burns, Atty.
Amanda Esposito

The Area Board of Zoning Appeals of Tippecanoe County public hearing was held in-person on the 23rd day of February 2022 at 6:00 P.M., pursuant to notice given and agenda posted as provided by law.

Steve Clevenger called the meeting to order at 6:00 PM.

Attorney, Eric Burns, called the roll to establish members present.

I. APPROVAL OF MINUTES

Gary Schroeder moved to approve the minutes from the January 26, 2022 BZA public hearing. Jen Dekker seconded.

Steve Clevenger asked if there were any comments or corrections. There were none. The minutes, as submitted, were approved by unanimous voice vote.

II. NEW BUSINESS

Ryan O’Gara stated the petitioners for **BZA-2068 KOH AND COURTNEY KNOX** are requesting a continuance to the March 23, 2022 ABZA hearing. He noted this will be their second and final continuance.

III. PUBLIC HEARING

Steve Clevenger read the meeting procedures.

Gary Schroeder moved that there be incorporated into the public hearing portion of each application to be heard this evening and to become part of the evidence at such hearing, the Unified Zoning Ordinance, the Unified Subdivision Ordinance, the Comprehensive Plan, the By-laws of the Area Board of Zoning Appeals, the application and all documents filed therewith, the staff report and recommendation on the applications

to be heard this evening and responses from the checkpoint agencies. Jen Dekker seconded, and the motion carried by unanimous voice vote.

Gary Schroeder moved to continue **BZA-2068 KOH AND COURTNEY KNOX** to the March 23, 2022 BZA meeting. Jen Dekker seconded, and the motion carried by unanimous voice vote.

Steve Clevenger noted **BZA-2068 KOH AND COURTNEY KNOX** will be heard at the March 23, 2022 BZA hearing. He noted that is their final request for a continuance.

Gary Schroeder moved to hear and vote on **BZA-2070 DESTINY PETERS-BLESSING BARN, LLC**. Jen Dekker seconded.

BZA-2070 DESTINY PETERS-BLESSING BARN, LLC:

Petitioners are requesting an extension of a previously approved special exception (BZA-2015) to add a 20' x 20' patio and a 707 sq ft gazebo to their agricultural rental hall in an AW zone. The hours of operation will be Friday through Sunday 8am-midnight and Monday through Thursday noon to 6pm. The property is located at 5350 S 900 E, Sheffield 22 (NE) 22-3 (UZO 3-2).

APC staff Ryan O'Gara presented the zoning map, site plan, and aerial photos. He stated this project was originally approved for the use of an agricultural rental hall in an AW zone under BZA-2015 in May of 2019. The proposed expansion of the use is essentially structural. There is a grass area that they would like to enclose in an innovative structure to continue to serve their customers and provide some alternative space. It was approved originally for 90 persons maximum capacity, and that is not being changed with this petition. The hours of operation will be remaining the same as they are stated here. The property was a church retreat until it was transformed into its current state. The Thoroughfare Plan has 900 E as a rural secondary arterial. The parking for this use is more than accommodating for the maximum capacity of 90 people which is 23 spaces, and the site plan has 53 spaces, so they have overflow parking available, but that doesn't alter the 90-person capacity limitation. The onsite commercial septic system is designed for only 90 persons, so that is not changing with this petition. They want to use a top of a silo for a roof for a re-imagined gazebo type structure. The building commissioner determined that a special exception would be required to allow this expansion. That will be the only change. The hours of operation, capacity, and lighting will remain as originally approved. All the food and drinks are catered in. At its meeting on February 16th, the APC voted that granting this request would not substantially and adversely affect the Comprehensive Plan. Staff is recommending approval subject to the following conditions:

Conditions

1. The grain bin shelter shall meet all applicable state and local building codes.
2. Continued compliance with the recorded commitment dated February 26, 2020, Document 202020003375 (which limits capacity to 90 persons and requires amplified music to only take place inside the structure and that only non-amplified music is permitted outside the building).

Steve Clevenger stated amplified music won't be allowed in the new structure. Is that correct.

Ryan O'Gara responded correct. It must be inside. This new structure is outside; it is a gazebo.

Steve Clevenger called for the petitioner or the petitioner's representative.

Destiny Peters, 9450 E 500 S, Lafayette, stated she is the owner of the Blessing Barn, and what they are adding is a simple grain bin gazebo for some outdoor seating so guests aren't crowded inside, and they can move about inside and outside of the current structure.

Steve Clevenger asked if anyone wished to speak in favor of this petition. There was no response.

Steve Clevenger asked if anyone wished to speak in opposition of this petition. There was no response.

Steve Clevenger asked if the Board had any questions or comments.

Gary Schroeder stated staff's recommendation is subject to the conditions, so are those conditions part of our voting or does the petitioner need to accept those conditions; do we need to amend the motion.

Eric Burns responded the conditions are there to make it clear for the record, and also, this does not in any way vary or change the previous conditions. He suggested that the minutes should reflect that when the Board casts a vote in favor, it will also be in favor of the continuation of the conditions.

Steve Clevenger asked if they should amend the motion with the conditions.

Ryan O'Gara clarified that the first condition is new, and the second condition is a continued condition.

Gary Schroeder asked if the petitioner agrees with the conditions.

Destiny Peters, 9450 E 500 S, Lafayette, stated she does agree with the conditions.

Gary Schroeder moved to amend his previous motion to include conditions one and two as recommended in the staff report. Jen Dekker seconded, and the motion carried by unanimous voice vote.

Steve Clevenger noted the motion has been amended.

Steve Clevenger called for a vote on a ballot.

Attorney Eric Burns collected the ballots and noted the Board voted by ballot 6-Yes to 0-No to grant the special exception for **BZA-2070 DESTINY PETERS-BLESSING BARN, LLC.**

Yes-Vote

Steve Clevenger
Gary Schroeder
Jen Dekker
Ed Butz
Michelle Dennis
Tom Andrew

No-Vote

(None)

Steve Clevenger noted the special exception for **BZA-2070** has been granted.

Gary Schroeder asked Steve regarding the next case, there are some recommended conditions and a commitment. He feels if they are recommended, they are not necessarily part of the filing, so what is the answer to that.

Ryan O'Gara stated that is our recommendation.

Steve Clevenger responded that is staff's recommendation, and the motion should include those conditions.

Gary Schroeder asked what if the petitioner doesn't agree with the staff's recommendation.

Ryan O'Gara stated the Board is at liberty to do what it wants.

Eric Burns stated it is up to the Board.

Gary Schroeder stated he would want the petitioner to comment on those before the Board voted on the recommendations to be sure the petitioner does agree with the commitment and the conditions.

Gary Schroeder moved to hear and vote on **BZA-2071 GATHERING ACRES EVENT CENTER, LLC.** Jen Dekker seconded.

BZA-2071 GATHERING ACRES EVENT CENTER, LLC:

Petitioners are requesting an extension of a previously approved special exception (BZA-1984) to add storage, more kitchen space, and additional toilets to their agricultural rental hall in an A zone. The hours of operation are 9am-10pm, Monday through Thursday, and 9am to midnight, Friday through Sunday. The property is located at 5074 E 550 S, Sheffield 19 (NW) 22-3 (UZO 3-2).

APC staff Maureen McNamara presented the zoning map, site plan, and aerial photos. She stated the petitioner is requesting an extension of a previously approved special exception, BZA-1984, and they are requesting to add storage rooms, a kitchen for caterers, additional toilets, a coatroom, front foyer, and to expand the bride and groom suites of their agricultural rental hall in the A zone. The hours of operation will remain the same 9am-10pm Monday through Thursday, and 9am-midnight Friday through Sunday. The petitioner does state that the capacity won't change; they plan to still have events with no more than 297 people and do not wish to expand the main hall area. Instead, they wish to give more space to the smaller rooms that supplement the main hall. For this reason, staff is recommending a commitment limiting capacity to no more than 300 people. The 10.8-acre tract is located on CR 550 S just east of CR 500 E. Both CR 550 S and CR 500 E are classified as rural local roads per the Thoroughfare Plan. The subject property and all the surrounding properties within about a half mile are zoned A (agricultural). There have been no other rezones or BZA cases in the immediate vicinity. On site, is the petitioner's home, an accessory pole barn, an inground pool, various small sheds, a swing area, and the main agricultural rental hall with a 30 ft x 40 ft covered outdoor patio area. There is a small drainage pond on the southeast corner of the site. There is a row of mature trees located along the south and east property lines. The property owner to the north also planted a row of evergreen trees that are less mature, and he also put in a fence. The same property owner has a very large pond about 300 feet north of the petitioner's land. Agricultural fields surround the site to the north and east; there are single-family homes located across the road as well as bordering the home. Draft parcelizations have been filed with APC's office to create eight 5-acre parcels on the land to the north, so that would mean eight potential new homesteads adjacent to the subject site. Per staff's comments, the total expansion will add 2,304 square feet to the agricultural rental hall. With any expansion, staff thought that driveway access, septic, and drainage need to be reviewed by the proper county offices. In addition to this proposed expansion to the agricultural rental hall, a draft parcelization was filed by the petitioner to create two parcels from this 10.8 acres. They indicated they plan to have a home built, so staff thought that should also be considered with drainage and access. Since the original special exception was granted in 2018, the petitioners have added a covered porch area behind the north side of the agricultural rental hall, and this was done without permission from the APC or the building commission. It is used as an outdoor seating area. It has been up for more than a year, so we would say it is a permanent structure at that point. That is why one of the conditions staff is proposing is that they get the proper permits for this if they do plan to keep it, and they did include this in their submitted site plan, so it is part of this new special exception as well. Regarding the ballot items, Section 3.1 of the UZO does authorize a special exception for an agricultural rental hall in the Agricultural zoning districts. The requirements and development standards for the requested use as prescribed by the UZO will be met. Parking, vegetative coverage, lot coverage, signage and building setbacks will all meet the UZO requirements. Granting the special exception will not subvert the general purposes served by the Ordinance. Granting the special exception will not materially and permanently injure other property or uses in the same district and vicinity. It did pass all the tests per staff's review. She wanted to comment on noise production. They did have a commitment that they would not have any outdoor projected noise, and with this new patio they added since the original special exception, as long as they keep that commitment then they don't think there will be any issue with noise, but it is something to consider, but as long as they do that, staff is recommending approval with the following commitment and conditions:

Commitment:

1. Limit the number of attendees to 300 people.

Conditions:

1. Continued compliance with the recorded commitment dated September 14, 2018, Document 201818017565, which states, "There shall be no amplified music or other sound system outside of the

agricultural rental hall” and “the office for the agricultural rental hall shall be located inside the residence”.

2. An updated site plan that shows the entire property as well as all missing elements including the following: signage, the inground pool, dimensions for unroofed gazebo with swings area, dimensions for the outdoor ceremony space, details regarding number of parking along the east and west of the ag. rental hall, and the new total capacity per the states review of the expansion.
3. An approved building permit for the roofed 30’ x 40’ patio structure from the County Building Commission or remove the roofed patio structure.
4. Approval from the County Surveyor’s Office for onsite drainage.
5. Approval from the County Highway Department for a commercial driveway.
6. Approval from the County Health Department regarding the septic system.

Maureen McNamara stated she has five letters of opposition to read into the record when appropriate.

Steve Clevenger called for the petitioner or the petitioner’s representative.

Lisa Fast, 5074 E 550 S, Lafayette, stated the purpose of the additions are they are wanting to add-on to the bathrooms, mainly to add three to four toilets and urinals to avoid lines, so people are able to social distance like they would like them to. Things have changed in the last few years, so there are things they are trying to make work for the safety of their clients. They are also adding some storage and a caterer’s kitchen, so they have a larger space to store and serve food. This would also allow them to work completely separately from the bartenders and other people. Most importantly they are wanting to add onto the front of the venue for the main purpose of adding a vestibule. They are aware there is sound that does come out of the building as guests come and go from the front door, so they would like to add to the front and put-up 8 ft vestibules, so that the doors will completely shut before the next doors open, and that should greatly help in letting any music escape through the front doors. They are aware of that, and they don’t want to cause any issues for anyone. The other thing is adding 16 ft on the side of the building. The side of the building and the front of the building are the two that affect any of our single dwelling neighbors, so they are adding 16 ft of area that is going to absorb the sound before it can get out of the building from the main room.

Verlynn Fast, 5074 E 550 S, Lafayette, stated he doesn’t want to be that neighbor that has a lot of noise, and he believes this will help greatly.

Lisa Fast, 5074 E 550 S, Lafayette, stated as for any noise issues, they continually use their golf carts to patrol their acreage during events. They specifically use them to keep an eye on their grounds. They want to keep their guests safe. They also go to the edges of their entire acreage to see if they can hear anything coming from the building, and if they can, which is not very often, they will go in and get the noise adjusted immediately. She stated when they originally did BZA-1984, they had a daycare center in their home; they no longer have that. For the outdoor sound on the back patio, it is an Echo Dot. From her memory, she thought the original said that they could have outdoor sound, but it could not be above 70 decibels. The purpose of the Echo Dot on the back patio is just for background noise. It is very quiet. She stated their bedroom is 150 ft away from the barn, and she can’t hear anything inside her bedroom. If she were to hear anything, she would make a call to her husband at the building to bring the volume down. She stated if she can’t hear it in her house, there is no way anyone else can hear it anywhere around them. They make sure they talk to every DJ before they set-up regarding what they find as acceptable for noise regarding volume and base levels, and if they don’t comply with that, they will shut down the event, so they are aware of that. She stated this does not change the occupancy in any way. This allows them to make their venue safer for their guests, add much needed storage, and help with any sound issues.

Steve Clevenger asked if anyone wished to speak in favor of this petition.

Guadalupe Cox, 4450 Fletcher Drive, Lafayette, stated she is the owner of The Dress Collection at Tippecanoe Mall. She is a preferred vendor for Lisa and Verlynn at Gathering Acres, and she also decorates for them twice a month. This has helped her business grow. She has hired four to five employees for the

community. She enjoys working with them. When the parties are over around 11pm, she goes and helps pick up. She supports them.

Taylor Meckstroth, 6062 Sandwood Lane, Lafayette, Lisa and Verlynn's business has allowed her to have a job. She stays at home with her children, and she is able to work at the barn when her husband is home, and her children are sleeping. She gets to go after hours and clean and help reset for the next venue setting. This allows her to bring in some income for her family. It is an amazing thing they have done in allowing other mothers like herself be able to bring in income and just help their families. It has been a blessing for her family. She is 100 percent in support of it.

Susan Gardner, 1938 N 900 E, Lafayette, stated she is Lisa's personal assistant at the venue. She works during the week mostly to help her set-up and get ready for events. She works evening events also when needed. She said it has helped her in transitioning from her previous job as a Home Economics teacher at Faith Christian School into being a wedding coordinator which basically she was doing for people for free for years, and Lisa has given her an opportunity to expand upon that. She said Lisa and Verlynn pour their heart and soul into their business, and she feels blessed and privileged to work with them.

Rob Holmes, 1807 E 900 N, Lafayette, stated he is a preferred vendor. He is very thankful to be a part of a great venue in this community. This county has needed this for a long time. He got married over 20 years ago, and there was nothing like this. This has been a great addition to this county. He said he has done numerous events there, and a caterer's addition would be very nice. It will be nice to have their own space.

Steve Clevenger asked to hear the letters of opposition.

Maureen McNamara read a letter in opposition from the following:

Delores McGee, 5450 S 500 E, Lafayette, IN 47909

Maureen McNamara read a letter in opposition from the following:

Mike Smith and Karen Smith, 5431 S 500 E, Lafayette, IN 47909

Maureen McNamara read a letter in opposition from the following:

Gordon Lumley, 5005 S 500 E, Lafayette, IN 47909

Maureen McNamara read a letter in opposition from the following:

Mark Rathburn and Dawn Rathburn, 8049 Newcastle Road, Lafayette, IN 47905

Maureen McNamara read a letter in opposition from the following:

James Ritchie, 5115 E 550 S, Lafayette, IN 47909

Steve Clevenger asked if anyone wished to speak in opposition of this petition.

Lee Elser, 5203 E 550 S, Lafayette, stated he lives directly across their parking lot, and not only is the noise an issue and events go longer than what they are supposed to, but in the winter whenever the guests are leaving, their vehicle lights shine directly into his house. The lights get his dogs all riled up which wakes him and his wife up. He said their sign on the outside is not large enough or visible enough. People are constantly missing the entrance and turning around in his driveway. He said everyone seems to have an issue with the noise, and with the new proposal, the addition may help with the noise if it is granted, and other than that, he wishes that this is not granted, and the previous one that was granted is re-looked at.

Tim Lewis, 5227 E 550 S, Lafayette, stated he was here in opposition the last time. He lives directly across the road. With the noise issue, he has been woke-up at 2:30 am with his windows rattling, and this is not

how this was supposed to be. People back-up in his yard instead of the driveway to turn around. He said it is an ongoing situation, and they are not monitoring it like they should be. If you add more to this, it is not going to help. He said he hopes it does not pass.

Brent Tieke, 5441 S 500 E, Lafayette, stated he lives directly west of their property. He said Lisa and Verlynn have been good friends. His son's wedding was held here about a year ago. His problem is the noise. His bedroom faces that direction; it is upstairs, and they have a balcony. They used to be able to sit out on their balcony at night and listen to tree frogs, owls, and other animals. Now, they can't even watch TV in their bedroom. The assertion that they patrol the property during those times when they are having an event is false. There is no security whatsoever. He said they have been threatened on Facebook to have all the guests leave and start honking their horns. They are doing things that were not supposed to be done. He does not begrudge them for making a living; the place is gorgeous, but they are affecting everyone else's life in that half-mile area. He said when it comes to all the permits, they have lied on each permit. Per their website, they started planning for this in 2016, so when they filed for the building permit, they knew what they were going to do. There was no reason to file it as a personal storage barn. In the beginning, they should have said what they were going to do. The same thing happened with the small shed on the far west end of the property; it was for personal storage. Verlynn runs a company called Fast Coolers, and he builds his coolers in that shed. The house that they live in they rent the top of it out to the wedding parties, and it is not a commercial residence; it is a single-family home. There are too many things they have been told that have not been true at all. He requested that this be denied for now and come-up with a way of measuring the sound, because the sound is not coming out the door when it opens. The big heavy base rattles our house.

Steve Clevenger asked if for the petitioner's rebuttal.

Verlynn Fast, 5074 E 550 S, Lafayette, stated he doesn't want to be that neighbor that was just described. He said we all know there is a special issue with the sound, and that is what he is here for to build this extra wall. It's a buffer area and a whole extra wall to take care of that noise. It would really help.

Lisa Fast, 5074 E 550 S, Lafayette, stated as for the other issues, 2016 is when they got the idea; it is not when anything happened. She said if they rebut some of the things that were just said, there is a lot of misinformation. She said the comment regarding the cars honking the guests said this is what they were going to do, because they were very angry with Tim Lewis, because he decided during the wedding to drive a four-wheeler, that is unlicensed, up and down the road at full speed repeatedly just to ruin this person's wedding that they spent \$8000 on, and they were very angry. She said they heard a rumor about what was happening, so they made an announcement telling them not to do that, that is not acceptable, and we are not okay with that. She said her bedroom is 150 ft away, and her house does not rattle or shake, and she doesn't hear anything inside her house.

Michelle Dennis asked what the hours of operation are.

Lisa Fast, 5074 E 550 S, Lafayette, responded 7 am to 10 pm Monday through Thursday and until midnight on Friday through Sunday. She said they do flip their events, so if they have an event on Friday the music has to be of at midnight; the guests leave, and they will then clean the floors, clean the bathrooms, and set up the next event. We do go late.

Verlynn Fast, 5074 E 550 S, Lafayette, stated on their part, the music when they are cleaning needs to come down in the building after midnight.

Steve Clevenger asked if one of the conditions is the continued commitments for the hours of operation and the amplified music.

Ryan O'Gara responded correct.

Steve Clevenger stated we did not read that with the conditions and commitment. He said he would like to hear from the petitioners about the commitment and conditions to make sure that they are agreeable to them.

Lisa Fast, 5074 E 550 S, Lafayette, stated yes, they agree, but one thing she would like to check on is the amplified music and the decibels.

Maureen McNamara responded it reads that there shall be no amplified music or sound system outside of the agricultural rental hall period, so there is nothing about decibels.

Steve Clevenger stated the county doesn't have a good method of measuring sound.

Gary Schroeder stated just to be clear, those conditions that were read earlier about approval from the County Surveyor's Office for drainage which may entail a drainage review, and the commercial entrance and septic system.

Lisa Fast, 5074 E 550 S, Lafayette, stated they are working with Vester & Associates currently. She said all of that is being taken care of.

Gary Schroeder moved to amend his initial motion to include conditions one through six as listed in the staff report and the commitment to limit the number of attendees to 300 people. Jen Dekker seconded, and the motion carried by unanimous voice vote.

Steve Clevenger noted the motion has been amended to include the commitment and the conditions.

Steve Clevenger asked if the Board had any questions or comments.

Tom Andrew asked who enforces the commitment and the hours of operation. Who should the neighbors speak to if it is not being followed.

Steve Clevenger responded they should contact the County Building Commission.

Lisa Fast, 5074 E 550 S, Lafayette, asked how can they prove against that if something were reported, because Saturday night one of the neighbors called the Excise Police and said people were all over their yards. She said things are being called-in that are not true.

Steve Clevenger responded that would be up to the building commissioner and their enforcement policies to determine. He said the best policy is to avoid any potential issues.

Gary Schroeder asked a procedural question to follow-up on the concerns made by the neighbors. What is the procedure if a special exception was granted and someone is found in violation of the special exception; is there a possibility that they could lose the special exception if it were found that they did not meet the conditions in the special exception.

Eric Burns responded it begins with administrative procedure. If the person who has the violation alleged against them disagrees with it, it would come to this body, and this body would be the body that would hear that appeal. It could also result in fines which would be the first level. In a serious case, it could have a withdrawal of those special exceptions or any other privileges, and that would occur in a court action, so fines up through and including withdrawal of the entire special exception, but that would be in an unusual case.

Gary Schroeder stated there are some concerns from the neighbors and expanding this doesn't necessarily increase the amount of people. He is torn between maybe granting it and allowing them to try to solve some of the music problems by giving them some more inside space and making sure they don't have music outside on the patio. Denying this doesn't really help the sound problem. Ultimately in the end if it is not corrected, they could lose their special exception. Those are just his thoughts. He asked if anyone else had thoughts about that.

Steve Clevenger stated the issues he heard were the noise, hours of operation, and lighting. It may be a good idea to work with the neighbors to plant some additional shrubs or something to try and prevent lights from being directed in that direction. If you try to work with your neighbors to correct some of that, that may help as well.

Lisa Fast, 5074 E 550 S, Lafayette, stated as far as the signage, they have to follow city code, and they are not allowed to have lighted signs. They have the sign as far out as they are allowed.

Steve Clevenger stated you are limited in signage by our Ordinance. If it is an issue, there is a variance process.

Verlynn Fast, 5074 E 550 S, Lafayette, stated he does have three solar landscape lights on their main sign by their driveway. He stated directly in front of the barn there is a gap in the trees, and that is something they could get filled in.

Lisa Fast, 5074 E 550 S, Lafayette, stated they will commit to letting their guests know that they can't have music during their cocktail hour. That is not a problem. They will eliminate that.

Jen Dekker asked if they understood the covenants that are currently in place for the operation of their business that music is not allowed to be amplified currently in any place in the exterior. She said the granting of the special exception for your current use of your property as well as future use or expansion, is material or does not permanently injure other property owners in regard to traffic generation, placement of outdoor lighting, noise production, or hours of operation, so what we priorly approved in terms of traffic generation, outdoor lighting, noise production, and hours of operation you fully understand or are operating under, correct.

Lisa Fast, 5074 E 550 S, Lafayette, responded yes. They have to have the parking lot that way; they have to have so much lighting in the parking lot. They will come-up with a way to add more trees for the headlight issue.

Gary Schroeder stated he heard the concerns from the neighbors and their request to not approve this, but he thinks by approving this extension does put more commitments on the operation by requiring them to get some more permits and approvals, and it does not increase the capacity. He thinks they understand that if it is not resolved, an enforcement action comes ultimately where they could lose their special exception. He asked if they understood that.

Lisa Fast, 5074 E 550 S, Lafayette, responded yes.

Steve Clevenger called for a vote on a ballot.

Attorney Eric Burns collected the ballots and noted the Board voted by ballot 5-Yes to 1-No in favor to grant the special exception for **BZA-2071 GATHERING ACRES EVENT CENTER.**

Yes-Vote

Steve Clevenger
Gary Schroeder
Ed Butz
Michelle Dennis
Tom Andrew

No-Vote

Jen Dekker

Steve Clevenger noted the special exception for **BZA-2071** has been granted, and for the neighbors if there are issues, please contact the building commission.

IV. ADMINISTRATIVE MATTERS

None.

V. ADJOURNMENT

Steve Clevenger stated unless any member has an objection the chair will order the findings of each member casting a vote for the majority decision of the Board to be the collective findings of the Board in support of the decision of the Board. Hearing none, it is so ordered.

Gary Schroeder moved for adjournment.

The meeting adjourned at 7:15 P.M.

Respectfully submitted,

Jennifer Ewen
Recording Secretary

Reviewed by,

A handwritten signature in black ink, appearing to read "D. Hittle", with a horizontal line underneath.

David Hittle
Executive Director