

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
APRIL - 2018 REGULAR MONTHLY MEETING
REVISED AGENDA**

DATE: April 26, 2018

PLACE: Commissioner's Court Room
3rd Floor, Delaware County
Building

TIME: 6:30 P.M.

PLEDGE OF ALLEGIANCE:

INTRODUCTION/CONFIRMATION OF MEMBERS:

ROLL CALL:

	Jim Fowler	
	Kathy Carey	Kelly Watson, Jr.
	Kathryn Kennison	Phyllis Zimmerman
	Scott O'Dell	Vacant

MINUTES: Consideration of the April 9, 2018 special meeting minutes.

OLD BUSINESS:

BZA 04-18 Jurisdiction: Board of Zoning Appeals

Special Use Being an automatic continuance of a public hearing on the matter of an application filed by **Jack Welch**, 8600 East Windsor Road, Selma, Indiana, requesting a special use and variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a major roadside stand consisting of a new building, with a wall sign, to sell wine produced from grapes both grown and not grown on the property and wine related products, and to allow indoor/outdoor events which may involve food prepared by off-site caterers on premises located at 8600 East Windsor Road, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

NEW BUSINESS:

BZA 20-17 Jurisdiction: Board of Zoning Appeals

Special Use Being a public hearing on the matter of an application filed by **Michael and Sheryl McKeel**, 6600 West County Road 850 North, Gaston, Indiana, requesting a special use and variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a salvage yard with a reduced distance to a road and reduced distances to six dwellings in a farming zone on premises located at 6600 West County Road 850 North, Washington Township, Delaware County, Indiana, as more accurately described in the application.

BZA 08-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Adam and Katherine Edgell**, 9909 West Connor Road, Gaston, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow the floor area of the accessory buildings to exceed that of the dwelling and an increased height for a new storage building on 1.709 acres on premises located at 9909 West Connor Road, Harrison Township, Delaware County, Indiana, as more accurately described in the application.

BZA 10-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Russell Irving and Ean Taylor and Buttered Bacon, LLC**, 7251 North Schindel Road, Albany, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased number of parking spaces for a new restaurant on premises located at 617 East Adams Street, Muncie, Indiana, as more accurately described in the application.

BZA 11-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **RSWARTZ, LLC**, 2501 Lucille Drive, Fort Lauderdale, Florida, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow a decreased rear setback and bufferyard, substitution of façade materials, and relocation of some plantings for a new auto service building to be located on a future lot to be platted on premises located at 107 and 109 East McGalliard Road, Muncie, Indiana, as more accurately described in the application.

REPORT FROM DIRECTOR:

ADJOURNMENT:

**DELAWARE-MUNCIE METROPOLITAN BOARD OF ZONING APPEALS
APRIL 9, 2018 SPECIAL MEETING
MINUTES**

The Delaware-Muncie Metropolitan Board of Zoning Appeals (BZA) held a special meeting on Monday, April 9, 2018 at 5:30 P.M., in the Commissioners' Court Room of the Delaware County Building, Muncie, Indiana. Chairman James Fowler called the meeting to order.

PLEDGE OF ALLEGIANCE:

ROLL CALL:

Ms. Moody called roll and the following members were present: Ms. Carey, Mr. Fowler, Mr. O'Dell, Mr. Watson, and Ms. Zimmerman. Absent: Ms. Kennison. Also present: Ms. Quirk, attorney for the Board.

MINUTES:

Mr. Watson made a motion to approve the March 12, 2018 monthly meeting minutes. Ms. Zimmerman seconded the motion. Voting in favor: Ms. Carey, Mr. Fowler, Mr. O'Dell, Mr. Watson, and Ms. Zimmerman. Voting against: none. Motion carried, March 12, 2018 minutes approved.

NEW BUSINESS:

BZA 20-17 **Jurisdiction: Board of Zoning Appeals**
Special Use This application filed by **Michael and Sheryl McKeel** will be heard at the April 26, 2018 meeting per the applicants' request.

BZA 04-18 **Jurisdiction: Board of Zoning Appeals**
Special Use Being a public hearing on the matter of an application filed by **Jack Welch**, 8600 East Windsor Road, Selma, Indiana, requesting a special use and variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow a major roadside stand consisting of a new building, with a wall sign, to sell wine produced from grapes both grown and not grown on the property and wine related products, and to allow indoor/outdoor events which may involve food prepared by off-site caterers on premises located at 8600 East Windsor Road, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

Jack Welch, 8600 East Windsor Road, Selma, Indiana appeared. He stated he wants to have a 2 story barn style building to produce wine and have some events to promote and sell the wine.

Ms. Kennison arrived at 5:33 P.M.

Mr. Fowler asked how often deliveries would be made to the property.

Mr. Welch stated they try to make everything in bulk orders so the deliveries would be only 2-3 times per month. He stated those deliveries would be for the bottling supplies and the grape juice.

Mr. Fowler asked if there would be any employees.

Mr. Welch stated that was the plan eventually but for now it is just the two of them so they will work after their jobs and on the weekends.

Dwight Brown, 8620 East Windsor Road, Selma, Indiana, appeared. He stated he lives adjacent to Mr. Welch and has lived there for 50 years. He stated he has no problem with his request.

Diana Harris, 8440 East Windsor Road, Selma, Indiana appeared in opposition. She stated she lives to the west of Mr. Welch and they share a property line. She stated he would have the parking lot very near to her house, and is concerned that he would have more parking than is shown on the plans. She stated with the music, building and parking that he wants for this winery she is going to lose all the privacy she has by living in the country. She stated she is also concerned about the value of her home and how the traffic would impact the area. She also stated to be fair, she visited a few other wineries, and they are not this close to a residence.

David Street, 9120 East Windsor Road, Selma, Indiana, appeared in opposition. He stated he lives to the east of this property. He stated there many events in this area and the traffic is already high and causes problems without adding more from a business. He stated the events include many bike riders and he is concerned about the safety of those individuals.

Ms. Carey asked what types of problems the other events have caused in the past.

Mr. Street stated the police will block off the roads for these events so access for the people who live there is cutoff.

Mr. Carey asked if traffic was the only issue.

Mr. Street stated he is worried about the safety of the bike riders from speeding traffic.

Mr. Fowler stated the concerns right now are just specific to the winery, not other events in the area.

Mr. Street stated the winery would be part of the problem because it would increase traffic in the area.

Ms. Carey stated that this may raise the property values in that area.

Mr. Street stated it could also decrease the value and that he moved to that area for privacy and quiet.

Ms. Kennison asked what the property is zoned.

Ms. Moody stated F Farming zone.

Clair Davis, 7301 East Gayview Lane, Selma, Indiana, appeared in opposition. He stated the traffic going to and from the winery is a concern because of the drinking and driving. He stated the kids riding their bikes here don't always have lights and reflectors and he is concerned someone will get hit because of the drinking at the winery.

Mr. Welch stated the parking was 150- 200 feet away from the property of Ms. Harris. He stated it was for 16 spaces and the view of that parking would be blocked by her own garage.

Ms. Carey asked about bikers in the area.

Ms. Welch stated that the only time he sees people on bikes in that area is during an event like the Triathlon.

Mr. Watson asked if he anticipates a large flow of traffic from the winery.

Mr. Welch stated he hopes people who are already driving by to stop and buy a bottle of wine.

Ms. Kennison asked how many acres were used.

Mr. Welch stated the vineyard is just under an acre, but in total around 3 acres would be used for the vineyard, parking, and building.

Ms. Moody stated the area for the venue was just the area around the building and south to the road.

Mr. Welch stated that was correct so it may be closer to 2 acres for the business. He also stated he was working on soil testing for the septic that would be needed and also the drainage plan.

Ms. Moody stated he would need a drainage permit so he would need to submit a drainage plan to the County Engineer Department.

Mr. Fowler stated the plans show a retention pond on the property to be used.

Ms. Moody stated that would need to be maintained and not disturbed. She also read the favorable recommendation from the Plan Commission.

Mr. Watson made a motion to approve BZA 04-14, the appeal of Jack Welch, with the hardship as stated in the application. Mr. O'Dell seconded the motion. Voting in favor: Ms. Carey, Mr. Fowler, and Mr. Watson. Voting against: Ms. Kennison, Mr. O'Dell, and Ms. Zimmerman. No official action, automatically continued to the April 26, 2018 regular monthly meeting.

BZA 05-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Straus Rental, LLC**, 7008 Green Spring Drive, Louisville, Kentucky, requesting variances from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback on Bethel Avenue, reduced sidewalk width on Bethel and no sidewalk along McGalliard Road, an additional ground sign and decreased distance between ground signs, and an additional wall sign, all for a new restaurant on premises located at 3911 West Bethel Avenue, Muncie, Indiana, as more accurately described in the application.

Kathy Vannice, 325 West Washington Street, Muncie, Indiana, appeared. She stated due to the limited space and having fronts on 2 corridor roads at this property they have several requests. She stated there is no access to McGalliard so they would like to not install sidewalk there and since a 5' sidewalk exists along Bethel they ask not to increase it to the 6' width which is required. She stated the reason for the reduced front setback was for placement of outdoor seating which is required in all locations by this franchise, and additional parking. She also stated they are asking for two ground signs, one at McGalliard and Bethel along with an additional wall sign.

Mr. Fowler asked altogether that would mean 2 ground signs and 4 wall signs.

Ms. Vannice stated yes.

Mr. Fowler asked Ms. Moody about the sidewalk request.

Ms. Moody stated the McGalliard sidewalk project will be putting walks along the southside of McGalliard with crossings at Morrison and Bethel so that would be fine. She stated for sidewalk along Bethel, the Board should include a condition that the applicant coordinates their plans with the TIF project plans, which may include improvements such as installation of ADA compliant ramps for the existing 5' walk.

Mr. Fowler asked if all of the signs were really necessary.

Ms. Vannice stated this was a part of the franchise standards.

Ms. Zimmerman asked why the secrecy of the type of restaurant.

Ms. Vannice stated she was not given permission by the franchise to disclose the name.

Julie Berring, 3410 West Foxridge, Muncie, Indiana appeared. She stated it was part of their standard building package that all of the restaurants look the same. She stated corporate can stop the deal even over signage. She stated the restaurant likes to make the announcement themselves.

Ms. Moody stated under the corridor standards which allows for more wall signs than regular standards, they can have the ground sign and 3 wall signs.

Mr. O'Dell made a motion to approve BZA 05-18, the appeal of by Straus Rental, LLC, with the hardship as stated in the application with the condition that the applicant coordinates their plans with the TIF project plans, which may include improvements such as installation of ADA compliant ramps for the existing 5' walk. Mr. Watson seconded the motion. Voting in favor: Ms. Carey, Mr. Fowler, Mr. O'Dell, Mr. Watson, and Ms. Zimmerman. Voting against: MS. Kennison. Motion carried, BZA 05-18 approved.

BZA 06-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Brad's Self Storage, LLC**, 19000 North County Road 287 West, Muncie, Indiana, requesting a variance from the terms of the City of Muncie Comprehensive Zoning Ordinance to allow an increased front setback on Morrison Road for phase one of a new self storage facility on premises located on the west side of the North 3600 Block of Morrison Road, Muncie, Indiana, as more accurately described in the application.

Kathy Vannice, 325 West Washington Street, Muncie, Indiana appeared. She stated they were requesting that the setback be further back than the corridor standards in order to allow vehicles to be out of traffic while waiting for the gates to open. She stated the distance would accommodate a truck with an attached trailer to clear the road.

Mr. Fowler asked if this was for the first phase of the development only.

Ms. Vannice stated yes.

Ms. Moody stated phase one was meeting the bufferyard planting requirements and the remainder of the property was not going to be landscaped and developed at this time, but when it was it would meet those requirements.

Mr. Watson made a motion to approve BZA 06-18, the appeal of Brad's Self Storage, LLC, with the hardship as stated in the application. Ms. Kennison seconded the motion. Voting in favor: Ms. Carey, Mr. Fowler, Ms. Kennison, Mr. O'Dell, Mr. Watson, and Ms. Zimmerman. Voting against: none. Motion carried, BZA 06-18 approved.

BZA 07-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **James and Amy Fowler**, 9910 North Old Granville Road, Albany, Indiana, requesting variances from the terms of the Delaware County Comprehensive Zoning Ordinance to allow decreased street setbacks for a new detached garage and three existing accessory buildings on premises located at 9910 North Old Granville Road, Delaware Township, Delaware County, Indiana, as more accurately described in the application.

Mr. Fowler recused himself and left the room turning the meeting over to Mr. Watson for the next request.

Amy Fowler, 9910 North Old Granville Road, Albany, Indiana, appeared. She stated she was requesting a reduced setback for a new garage and for an existing building that is already a little too close to the road.

Mr. Watson asked if it would be for personal use only.

Ms. Fowler stated yes.

Ms. Moody stated just to clarify, the proposed building size is incorrect on the application. She stated it was actually 20'x25' but that did not impact the variance request.

Ms. Kennison made a motion to approve BZA 07-18, the appeal of James and Amy Fowler, with the hardship as stated in the application. Mr. O'Dell seconded the motion. Voting in favor: Ms. Carey, Ms. Kennison, Mr. O'Dell, Mr. Watson, and Ms. Zimmerman. Voting against: none. Abstaining: Mr. Fowler. Motion carried, BZA 07-18 approved.

Mr. Watson at this time turned meeting back over to Mr. Fowler.

BZA 09-18 Jurisdiction: Board of Zoning Appeals

Being a public hearing on the matter of an application filed by **Bailey's Place, LLC**, 3011 South Whitney Road, Selma, Indiana, requesting a variance of use from the terms of the Delaware County Comprehensive Zoning Ordinance to allow an event venue business in an existing building and proposed new structures in a farming zone on premises located at 3011 South Whitney Road, Liberty Township, Delaware County, Indiana, as more accurately described in the application.

Tyler Ridge, 2995 South Whitney Road, Selma, Indiana appeared. He stated they purchased the property next to them which had an old 1800's cabin which they had cleaned up for a family wedding. He stated they have used it for a few family functions and had a lot of good reviews about the location. He stated they would like to add 2 more buildings to start having other weddings and parties for some additional income. He stated he understands some of the neighbors don't like the idea but he wants to assure them it would be a very nice venue and he brought new maps to show the proposed additions. He also stated they want to make the area look nice and be a good neighbor. He stated his closest neighbor Mr. Summers is in favor, but he was unaware that he could come in to speak in support.

Ms. Moody asked to see the additional maps Mr. Tyler had brought with him.

Mr. Ridge stated he made this after he heard some of his neighbors were upset. He stated it shows the addition of the pond to address the water concerns of his neighbors.

Ms. Kennison asked how big the entire property was.

Mr. Ridge stated the entire property was 7.5 acres.

Mr. Fowler stated the maps looked the same and asked why there were 3 road cuts.

Mr. Ridge stated the whole area has a water problem that they had all been fighting for a long time. He stated the driveway to the North was existing and the other addition were to help with traffic flow.

Ms. Moody asked if the north driveway was the one that went to the existing cabin.

Mr. Ridge stated yes.

Mr. Fowler asked if the other 2 would be to access the parking lot and how big that space would be.

Mr. Ridge stated yes. He stated it would be 100' x 100'. He also stated the 150' x 150' size listed on the maps for the dining hall was incorrect. He stated after talking to Fred Daniel about the application, he decided to ask for a building larger than he would really need.

Ms. Kennison asked what size buildings he really wanted.

Mr. Ridge stated not big because they only want to have small elegant weddings and events. He stated maybe 80' x 100' building to include the restrooms.

Ms. Kennison stated the restrooms would be far away from the cabin.

Mr. Ridge stated between the dining hall and the restroom would be the outdoor ceremonial area that most people would use so the restrooms would be close.

Mr. Fowler stated the hand drawn map is not as clear as the aerial as to the distances between buildings.

Mr. Watson stated he is familiar with the area and he has greatly improved this property.

Ms. Kennison stated the trees really provide a nice privacy screen.

Mr. Ridge stated they had to cut down a lot due to disease, but they have talked to a landscaper to add about 60 more pine trees along the edge of the property.

Ms. Moody stated the application was for up to 300 guests, but Mr. Ridge just stated this was for small events.

Mr. Ridge stated he does not want to have that big of events. He stated it was suggested that he ask for the biggest number on the application so he would not have to come back and ask for another variance if the business grew.

Ms. Moody stated that was because the Board deals with very specific requests.

Ms. Zimmerman asked if 200 would be a large enough number.

Mr. Ridge stated he would like a maximum of 250 people.

Mr. Fowler stated the hours are 10 A.M. to 10 P.M. for events.

Mr. Ridge stated that other venues have suggested they have security during those events so they would be doing that as well.

Ms. Kennison asked how soon they would like to start holding events.

Mr. Ridge stated as soon as possible.

Ms. Moody asked if when completing the application if he and Mr. Daniel discussed a drainage plan.

Mr. Ridge stated drainage was not discussed. He stated he thought the pond would be good enough to handle the water.

Mr. Fowler stated they would need to have an engineer come in and look at the amount of hard surface to be added as part of a drainage study.

Ms. Kennison asked if the business would be mostly seasonal.

Mr. Ridge stated it would be from around May to November. He stated the area for the venue sets back from the road and does not feel a drainage problem would be an issue.

Mr. Fowler stated he has been out in this area and he knows there are drainage problems and understands the neighbors concerns.

Mr. Ridge stated he has contacted Liberty-Perry and they plan on connecting to the city sewer so there would be no septic system.

Ms. Zimmerman asked if the reception would be catered.

Mr. Ridge stated no food would be prepared onsite.

Mr. Watson stated the same type of venue is across the street at the Cardinal Hills Golf Course.

Harry Moynihan, 2855 South Whitney Road, Selma, Indiana, appeared in opposition. He stated they moved to this area in 1994 because it was a quiet rural setting. He stated he has concerns about the increased traffic, noise, people drinking and driving, and the loss of property value. He stated they have all ready been having events and people driving by honking their horns and knocking on their door because they are at the wrong address. He also stated someone came over asked his daughter to stop mowing because it was too noisy during one of the events.

Claire Davis, 7301 East, Gayviewlane, Selma, Indiana appeared in opposition. He stated he lives down the road from this property and is very concerned with traffic from 250-300 people and some of them would be drinking and leaving this area. He stated the golf course had been there for a long time and does not feel they need 2 venues that are similar in the same area.

Scott Fehlinger, 3112 West Riverside, Muncie, Indiana appeared in opposition. He stated he is the superintendent at Cardinal Hills Golf Course. He stated that Whitney Road is closed sometimes because of the water and by adding large buildings and parking areas it would make the problem worse. He stated the drainage in the area is very bad and has been worse since they began doing work to the property in 2014. He stated the golf course needs to have all 18 holes open for business, and additional water problems would be frustrating. He stated the new driveway shown to go at the corner of 200 South, and Whitney Road is a concern because that was a dangerous intersection. He stated he was not trying to be a bad neighbor to the Ridge's but he has heard too many stories of what would actually be going on here and does not know what is accurate. He stated the application indicates that the golf course is positive for this request and that is not true. He stated they are asking permission to do something they have already been doing and are booking more events for the future.

Mr. Fowler stated that the driveway placement would need to be approved by the County Engineer.

Victor Hellis, 2501 South Whitney Road, Selma, Indiana appeared in opposition. He stated he owns a lot of property along Whitney Road. He stated he brought pictures that show the flooding in the area which is already a major issue. He stated that more building means more water problems and allowing 250-300 people would mean even more trash and beer bottles. He stated 200 South has been closed for several months due to the water which this would only add to that problem.

Ms. Carey asked how long the golf course had a facility for weddings and receptions.

Mr. Fehlinger stated the ballroom was built around 1954 and they purchased the golf course in 1982. He stated they renovated the ballroom and started renting it for different events. He stated this is not an issue of completion. He stated it is a matter of drainage and a loss of revenue because the golf course would be impacted by even more water. He stated from the 12 and 17 holes the water drains west to Smith Ditch and the rest goes to the river.

Mr. Fowler asked if alcohol was sold to the golfers and if so, could this be contributing to the bottles and trash that the neighbors have mentioned.

Mr. Fehlinger stated yes they sell it to control all the alcohol at the golf course. He stated he would hope the trash was not from any of their customers but it is a public road so it could come from anyone. He also stated the application indicates the alcohol for the new venue would be self serve and self provided.

Nicole Fehlinger, 3112 West Riverside, Muncie, Indiana appeared in opposition. She stated she did a lot of research and found some key points in the Delaware County Comprehensive Plan under the Executive Summary that includes key points to focus on for future development. She stated one of those points was to preserve agricultural land and preserving and protecting the natural environment. She stated a building of this size would have a negative impact in this area.

Carol Brown, 2800 South Whitney Road, Selma, Indiana appeared in opposition. She stated she moved to this area for quiet, not to pick up the extra trash or to hear the loud noises from parties.

Mr. Hellis stated he was also afraid it would hurt his property value. He stated they can hear noise from the golf course, but it was not loud party noise.

Mr. Fowler asked Mr. Ridge to come back and address some of the neighbors concerns such as the noise, trash, and drainage issues. He also asked for some answers to the serving of alcohol and how security would be managed during events.

Mr. Ridge stated he would contact an engineer to look at the drainage issues to develop a plan. He stated the water does run from the east to the west on his property and is not close to the existing cabin at all. He stated as far as the alcohol it would be up the provider but they would have a licensed bartender to check ID's. He stated they are trying to have a good clean business. He stated he feels some of the complaints were because they would be creating competition for the golf course. He stated he built his home here in 1995 and his family bought the property with the cabin in order to clean up the area and the trash and bottles was already happening and would not all be from his venue. He stated as far as already having events it is their property they have been using it for family events.

Ms. Carey asked what steps they would be taking to reduce the noise.

Mr. Ridge stated they had talked about sound proofing panels but the buildings would be back farther from the neighbors than it looks on the maps. He stated everyone makes noise even the kids playing and the animals in the area.

Ms. Kennison stated party noise from 250-300 people was different than a group of kids playing outside. She stated that just seems like a large number of guests.

Ms. Carey stated that would only be if they hit the maximum number.

Mr. Ridge stated they would not be able to handle more than 250 people. He stated they did not know they needed to be so exact with the numbers when they did the application. He stated they want to keep it under 250 people and cut off at 10:00 P.M. He stated he had talked to the owners of the golf course and now all of the sudden they are against the idea.

Mr. Watson asked what was the size of the parking lot.

Mr. Ridge stated it was 100' x 100'.

Ms. Kennison asked how many spaces that would accommodate.

Ms. Moody stated that would need to be looked at more closely.

Mr. Fowler asked if the dining hall would be completely enclosed to help with the noise.

Mr. Ridge stated yes it would not be an open sided building.

Mr. Fowler stated to clarify for the motion, 250 maximum capacity, security staff and a licensed bartender would be listed. He also stated an approved driveway and drainage plan would be necessary from the County Engineer's Office.

Mr. Ridge stated these people have been his neighbors and friends for 23 years and he loves them all and does not want to do anything to hurt them.

Mr. Watson made a motion to approve BZA 09-18, the appeal of Bailey's Place, LLC, with the hardship as stated in the application with the following conditions: 1) That the proposed building is 80' X 100', 2) That the maximum number of guests is 250, 3) That a licensed bartender be present during events, 4) That security staff be present during events, 5) That the drainage plan, driveways and parking lot be approved by the County Engineer. Ms. Carey seconded the motion. Voting in favor: Ms. Carey and Mr. Watson. Voting against: Mr. Fowler, Ms. Kennison, Mr. O'Dell, and Ms. Zimmerman. Motion denied.

REPORT FROM DIRECTOR:

Ms. Moody stated she was working on new Confined Feeding Operation standards for the Delaware County Zoning Ordinance and for future, larger CFO's they may end up being classified as special uses.

ADJOURNMENT:

James Fowler, Chairman

Marta Moody, Secretary