

# Johnson County Board of Zoning Appeals

## March 29, 2022 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, March 29, 2022 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:26 PM by Chairman Chris Campbell.

### I. ROLL CALL:

**Present:** Chad Bowman, Chris Campbell, Charlie Canary, Steve Powell, Attorney Jacob Bowman (Legal Counsel - not voting), Michele Hansard (Director - not voting), Rachael Schaefer (Planner – not voting) and Angela Olson (Recording Secretary – not voting).

**Absent:** Paul Clodfelter (Alternate) and James Kaylor

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### II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the February 22, 2022 Board of Zoning Appeals meeting minutes.

**Motion:** Approval of February 22, 2022 Board of Zoning Appeals meeting minutes. **Moved** by Charlie Canary. **Seconded** by Chad Bowman. **Yes:** Bowman, Campbell, Canary and Powell. **No:** None. **Motion approved 4-0.**

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### III. PUBLIC HEARINGS:

#### **V-3-22; Nineveh Christian Church – Variance of Development Standards. 1231 E. 775 S.**

Staff presented findings and facts to the board and recommended denial of this variance request.

Kevin Harrison (8417 S. Scott Dr., Nineveh 46164) on behalf of the Petitioner was present to speak and address concerns.

Board members asked questions and expressed concerns which were addressed by the Petitioner and staff as follows:

- Q. Board member Chad Bowman asked for an address clarification?  
A. 1231 E. 775 S. is the correct address.
- Q. Board member Steve Powell referred to the staff report and asked staff that if the board decides to approve, have the three (3) criteria been discussed with the Petitioner?  
A. Yes, the staff report was shared with the Petitioner.

- Q. Board member Chris Campbell inquired as to whether or not the sign could be lighted in any way whether it was internally or externally?  
A. No internal illumination is allowed but external illumination is allowed.
- Q. Board member Charlie Canary inquired as to why no internal illumination is allowed but external illumination is allowed?  
A. External is directed to the sign and internal is projected outward.
- Q. Board member Charlie Canary asked the Petitioner if he was aware of the possible staff conditions?  
A. No.
- Board member Chad Bowman read the three (3) possible conditions from the staff report.
- Q. Board member Chris Campbell asked the Petitioner the possible conditions would be acceptable?  
A. Yes.
- Q. Board member Steve Powell inquired as to whether or not these possible conditions were standard?  
A. Yes, from the ordinance and from previous cases.
- Q. Board member Charlie Canary inquired as to whether or not the house across the street was vacant?  
A. No.

**Motion:** To approve V-3-22 to allow for an electronic variable message sign in a R-2 Zoning District, approximately 75% of the total sign area containing changing electronic messages, approximately 100 feet from a lot used for residential purposes, said sign shall not include flashing, scrolling and/or animated video features and Petitioner's Findings of Fact. **Moved** by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary and Powell. **No:** None. **Motion approved 4-0.**

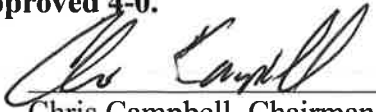
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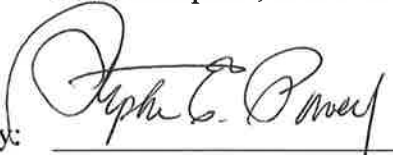
**IV. ADJOURNMENT:**

Chairman Chris Campbell called for a motion to adjourn the meeting at 7:45 PM.

**Motion:** Adjourn the meeting. **Moved** by Chad Bowman. **Seconded** by Charlie Canary. **Yes:** Bowman, Campbell, Canary and Powell. **No:** None. **Motion approved 4-0.**

Approved on: April 26, 2022

By:   
Chris Campbell, Chairman

Attested By:   
Steve Powell, Secretary