

LEWISVILLE ZONING BOARD OF ADJUSTMENT MINUTES
RM 110 - LEWISVILLE TOWN HALL
6510 SHALLOWFORD ROAD ROOM 110
TUESDAY, April 26, 2016
6:30 P.M.

I. Call to Order

- A. Vice Chair Scott Ayers called the meeting to order at 6:30 p.m. Board members present were Tim Dickson, Rick Hermann, and Nathan Zigler. Also present were Secretary Donna Guffey, and Attorney Bo Houff.
- B. Adoption of Agenda
 - 1. Rick Hermann moved to approve the agenda. The motion was seconded by Tim Dickson and approved unanimously.

II. Board Organization

- A. Dr. Hutton's term ended in March after serving since October 1995.
- B. Council appointed new member Ken Wernick at the March meeting. He was introduced and given the Oath of Office by Attorney Houff.
- C. Election of officers
 - 1. Chair
 - a. It was properly moved by Nathan Ziglar and seconded by Rick Hermann to nominate Scott Ayers as Chair.
 - b. Having no other nominations, Nathan Zigler moved to close the nominations. The motion was seconded by Rick Hermann and approved unanimously.
 - c. Scott Ayers was elected as Chair.
 - 2. Vice Chair
 - a. Scott Ayers nominated Nathan Ziglar. The motion was seconded Tim Dickson and approved unanimously.
 - b. Nominations were properly moved and seconded to close at Nathan Ziglar.
 - c. Nathan Ziglar was elected as Vice Chair.

III. Approval of Minutes

- A. Tuesday, February 23, 2016
 - 1. Nathan Ziglar moved to approve the February 23, 2016 minutes. The motion was seconded by Tim Dickson and approved unanimously.

IV. Hearing & Determination of Cases

- A. Other Special Use Permit Renewals
 - 1. Ms. Guffey read into the record the necessary findings for issuing a Special Use Permit:
 - a. The Zoning Board of Adjustment shall issue a special use permit only when the Board makes an affirmative finding that:
 - (1) The use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
 - (2) The use meets all required conditions and specifications;

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- (3) The use will not substantially injure the value of adjoining or abutting property or that the use is a public necessity; and
 - (4) The location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with the Legacy Plan and Lewisville Comprehensive Plan.
2. **Case # 5288** Dinah Burnette and Dwayne Burnette request permission to continue to place a secondary dwelling (Manufactured Home, Class B) on a 1.72-acre tract of land with an existing Manufactured Home, Class A located at 602 Ketner Road, approximately 1 mile north of Shallowford Road. Property is zoned RS-9. Tax Block 4425, Tax Lot 035F, PIN 5896-01-5542
- a. Mr. Burnette, 602 Ketner Road, Lewisville, was sworn in and public hearing opened.
 - (1) Questions answered:
 - (a) Currently no plans for improvements other than the trees he has had removed.
 - (b) His stepson, Timothy Meetze, lives in the dwelling.
 - (c) When the original permit was granted, the only condition was that a blood relative had to be the occupant.
 - (2) Discussion
 - (a) Mr. Hermann visited the property and found that it looked fine.
 - (b) Mr. Ziglar also visited the property and was in agreement that it looked in accordance with the area.
 - b. There was no one in attendance that objected to the renewal.
 - c. Ms. Guffey confirmed that the only condition in the original request in 2011 was that a blood relative must be the occupant.
 - d. Having no other speaker for and no one to speak in opposition, the public hearing was closed.
 - e. Rick Hermann moved to grant the request for another five (5) years with the same condition...the occupant must be a blood relative. The motion was seconded by Nathan Ziglar and approved unanimously.

V. **Unfinished Business**

- A. None

VI. **Adjournment**

- A. Having no other business to discuss, Nathan Ziglar moved to adjourn the meeting at 6:42 p.m.. The motion was seconded by Rick Hermann and approved unanimously.

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Scott Ayers, Chair

ATTEST:

Joyce C. McWilliams Walker, Town Clerk