

**City of Batesville  
Board of Zoning Appeals  
Advisory Planning Commission  
Memorial Building  
July 2, 2015  
7:00 PM**

Planning Members Present: Dave Raver, Beth Meyers, Deidre Laker, Pam Flodder, Richard Fledderman, Darrick Cox  
Absent: Tony Gutzwiller,

Zoning Members Present: Dave Raver, Ken Wanstrath, Luke Kaiser, Chris Fairchild  
Absent: Tony Gutzwiller  
City Clerk-Treasurer: Ron Weigel

Chris Fairchild made a motion, seconded by Pam Flodder, to approve the minutes from the previous meeting. All ayes so passed.

Eric & Jenifer Steinkamp-461 N. Huntersville Road, came before the Planning & Zoning Boards on concerns about the proposed monopole tower and building for Verizon Wireless cellular communication to be located at 476 N. Huntersville Road. Their concerns included: Light on tower, property values, and safety.

After much discussion, Planning Board member Darrick Cox made a motion, seconded by Pam Flodder to recommend to the Board of Zoning Appeals a un-favorable recommendation to deny the special exception variance. Vote-For---Cox, Laker, Flodder. Against: Raver, Meyers. Abstaining: Fledderman.

Ken Wanstrath made a motion, seconded by Chris Fairchild to approve an application by SBA Communications: SBA Towers VI, LLC for a proposed Verizon Wireless Communication facility to be constructed at 476 Huntersville Road. Chapter 157. Zoned B1. (195 ' monopole-overall height 199' ). It was noted by SBA Towers VI, LLC representative at the meeting that there would not be a light on the monopole tower.

A 5 factor special exception vote was taken:

1). The establishment, maintenance, or operation of the special exception will not be detrimental to or endanger the public health, safety, or general welfare;

Vote: For 3- Raver, Fairchild, Wanstrath Against: 1- Kaiser

2). The special exception will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted, nor substantially diminish and impair property values within the neighborhood;

Vote: For 3- Raver, Fairchild, Wanstrath Against: 1-Kaiser

3). The establishment of the special exception will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Vote: For 3-Raver, Fairchild, Wanstrath Against: 1-Kaiser

4). Adequate utilities, access roads, drainage and other necessary facilities have been or are being provided;

Vote: For 4 Against: 0

5). Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets; the Board shall direct the Building Commissioner, following receipt of a recommendation from the Commission (if the Commission has made a recommendation), to issue an Improvement Location Permit for such special exception; otherwise, the Board shall direct the Building Commissioner to reject the application. The findings of the Board and its order to the Building Commissioner shall be in writing.

Vote: For 4 Against 0 **Special exception variance passes.**

Chris Fairchild made a motion, seconded by Pam Flodder to adjourn. All ayes so passed.

Meeting adjourned at 7:40 PM.

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Dave Raver, President

Attest:

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Ron Weigel, Clerk-Treasurer