

**Christian County  
Board of Adjustment Minutes  
August 3, 2016**

Chairman Ray Weter called the meeting to order at 9:00 AM and explained the powers of the Board of Adjustment. Chairman Ray Weter then called on Sue Ann Childers to call roll. All members were present. A quorum was present.

Chairman Ray Weter called for a review of the July 6, 2016 minutes. Sue Ann Childers made a motion to approve the minutes. Bill Barnett 2<sup>nd</sup> the motion. The vote was unanimous. The minutes were approved as written.

Todd Wiesehan offered the Christian County Zoning Regulations as Exhibit A, as adopted by the Christian County Commission into evidence to the Board. Chairman Ray Weter heard no objections and explained the Board of Adjustment process.

Chairman Ray Weter swore in the witnesses.

Chairman Ray Weter called for the staff report on Case No. 2016-0153 The Herschend Family Foundation / Dogwood Ranch Corp., Proposed Conditional Use Permit (Public Riding Academy) in an A-1 Agriculture District, 2689 Parch Corn Road, Rogersville. Todd Wiesehan gave the report. Discussion was held on the two structures on the property and which one is in the floodplain. Discussion was also held concerning the barn and it needing to be ADA compliant. Chairman Ray Weter called for comments or questions from the gallery. Dana Lopez came forward and stated she had been sworn in. Ms. Lopez stated that when they bought the property they were unaware that the indoor riding arena was built without a permit. Ms. Lopez stated they are willing to do what it takes to make the building compliant but have found out that it is not cost effective to move the building. Ms. Lopez stated that until issues are resolved with the indoor riding arena then they would request to be able to use the outdoor riding pen and the barn as a point of contact. Ms. Lopez also requested that a variance or allowance be granted to be able to use the indoor riding arena while the issues are resolved. Chairman Ray Weter questioned what needs to be done with indoor riding arena. Todd Wiesehan stated it would need to be made ADA compliant, the Building Inspections department would need to determine if the building meets commercial codes and also the elevation would need to be determined to see if possibly the building was built out of the floodplain and a Letter of Map Amendment could be applied for. Chairman Ray Weter asked if there was a bathroom in the indoor riding arena. Ms. Lopez stated there was no bathroom but steps have been taken to make sure a septic system could be installed so a bathroom is possible. Discussion was held concerning the issues on both buildings to bring them into compliance. Discussion was also held on what the surveyor needs to do to determine the elevation of the indoor riding arena. Brian Lopez came forward and stated he had been sworn in. Mr. Lopez stated that during last year's flood the water did not crest the bank or get near the arena so he is hoping it is elevated enough to be out of the floodplain. Chairman Ray Weter stated that he felt the case should be tabled until the surveyor can determine the elevation of indoor riding arena

and would entertain a motion. Bill Barnett made a motion to table the case. Sue Ann Childers 2<sup>nd</sup> the motion. The vote was unanimous.

Sue Ann Childers made a motion to adjourn. Bill Barnett 2<sup>nd</sup> the motion. The meeting was adjourned at 9:38 AM.

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Todd M. Wiesehan, Administrator  
Christian County Planning & Development