

MINUTES OF THE MINT HILL BOARD OF ADJUSTMENT
February 27th, 2017

The Mint Hill Board of Adjustment met in regular session on Monday, February 27th, 2017 at 6:30 p.m. in the John M. McEwen Assembly Room, Mint Hill Town Hall.

ATTENDANCE

Chairman: Gary Isenhour
Vice Chairman: June Hood
Members: Michael Weslake, Ronald Rentschler and Bobby Reynolds
ETJ Members: Debi Powell and David Tirey
Alternate: Todd Fisher
Town Planner: Chris Breedlove
Clerk to the Board: Candice Everhart

CALL TO ORDER

Chairman Isenhour called the meeting to order at 6:30 p.m., declared a quorum present and the meeting duly constituted to carry on business.

ORDER OF BUSINESS

Approval of Minutes of October 24th, 2016 Regular Meeting: Upon the motion of Mr. Reynolds, seconded by Mr. Rentschler, the Board unanimously approved the minutes of the October 24th, 2016 Board of Adjustment regular meeting.

Reports of Committees, Members and Staff: None.

Old Business: None.

New Business:

A. Training on Variance Standards with a Webinar from UNC School of Government:

Mr. Breedlove said, we are going to watch a webinar from the UNC School of Government and there will be some questions throughout that we will go through together. If Margie, our Code Enforcement Officer, has a violation that person can appeal and come to you guys. We haven't had one of those in a while, if ever, but just letting you know that is something that could happen. Going over some of the basic concepts, the Board members are not allowed to speak with the applicant before any meetings because these meetings are legislative. What you all are doing is more of a legal aspect and we don't want to overstep the boundaries. I've attached some references in your training binders such as the Rules of Procedure, UDO, miscellaneous topics such as sheds, home occupation, procedures from the State statute, roles of this quasi-judicial board and non-conformance situations. Before we begin the webinar I just want to go over a couple of things. If an applicant comes in and it is a conflict of interest for you because this variance could personally impact you, you need to remove yourself from voting, but that doesn't mean to

not attend the meeting. You will still need to be in attendance, just not vote. You're a facts based only board. If a neighbor says something is going to devalue their home, we are not appraisers so we disregard that and make our decision based on facts.

[https://firstnetcampus.com/cgi-win/auth/\\$SCORMLaunch.dll?CourseCode=NL08&LessonNumber=1](https://firstnetcampus.com/cgi-win/auth/$SCORMLaunch.dll?CourseCode=NL08&LessonNumber=1)

Mrs. Powell asked, of the four issues we go through to determine a variance, can we think some are qualifying but one is not? Mr. Breedlove said, you can set conditions within granting a variance.

Mrs. Powell asked, do we have to agree on all of the four to say yes? Mr. Breedlove said, he would ask the town attorney about that and look into it.

Other Business: None

Adjournment: Upon the motion of Mr. Reynolds, seconded by Mr. Isenhour, and unanimously agreed upon, Chairman Isenhour adjourned the meeting at 7:37 p.m.

Candice Everhart
Program Support Assistant