Call to order

1. Welcome
2. Roll call; determination of a quorum

Administrative Reviews / Ongoing Business

3. This month’s agenda (action required)
4. Last month’s meeting minutes (action required)
5. Election of officers (action required)

Public Hearing

6. Review of public hearing procedures (no action required)
   a. Confirmation of notification
   b. Declaration of conflicts
   c. Declaration of site visit
   d. Staff report
   e. Comments from the applicant
   f. Comments from proponents
   g. Comments from opponents
   h. Discussion by board members
   i. Motion/Second regarding Findings of Facts
   j. Vote

7. **CASE: BOA2001-0002 (action required)**
   **APPLICANT:** Thomas Honebrink on behalf of Highland Cemetery Inc.
   **LOCATION:** 5406 Madison Pike
   **REQUESTS:** A conditional use permit under the Independence Zoning Ordinance to expand a cemetery in the R-1C (Residential-One C) Zone; and, variances to decrease the setbacks for a proposed office.
   **SUMMARY:** The applicant proposes to convert a single-family home into an office. This would require variances for the existing front and side yard setbacks because the structure will not meet the required 50-foot setbacks.
   **LEGAL TESTS:** To approve a conditional use permit, the Board must find that the proposal is necessary or desirable and will contribute to the well-being of the community; also, that it will not be detrimental to the health, safety, or general welfare of persons in the general vicinity or injurious to property in the vicinity.
   To approve a variance, the board must find that varying from the zoning ordinance’s requirements: will not adversely affect the public health, safety, or welfare; will not alter the essential character of the neighborhood; will not cause a hazard or a nuisance; and, will not allow an unreasonable circumvention of the regulations.

8. **CASE: BOA2002-0002**
   **APPLICANT:** Pastor Bill Baker on behalf of Bible Baptist Church
   **LOCATION:** 6093 Taylor Mill Road
REQUESTS: A conditional use permit under the Independence Zoning Ordinance to expand a church and associated parking within the R-1C (Residential-One C) Zone; and, variances to decrease the side yard setbacks and width of the screening areas.

SUMMARY: The applicant proposes to expand the church and off-street parking area. The addition will require a side yard setback variance because the proposed structure will not meet the required 50-foot setback. The parking expansion would require side yard setback and screening area variances because the proposed parking expansion will not meet the required two-foot setback and 20-foot screening area width.

LEGAL TESTS: To approve a conditional use permit, the Board must find that the proposal is necessary or desirable and will contribute to the well-being of the community; also, that it will not be detrimental to the health, safety, or general welfare of persons in the general vicinity or injurious to property in the vicinity.

To approve a variance, the board must find that varying from the zoning ordinance’s requirements: will not adversely affect the public health, safety, or welfare; will not alter the essential character of the neighborhood; will not cause a hazard or a nuisance; and, will not allow an unreasonable circumvention of the regulations.

9. **New Business**

10. **Adjournment**