

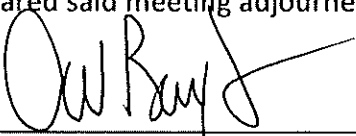
MINUTES OF A REGULAR FLORA ZONING BOARD MEETING
April 14th, 2026

- I. CALL TO ORDER** Chairman Rich Herring called the meeting to order at 5:00 p.m. in the council chambers of City Hall.
- II. ROLL CALL** Those members answered roll call were: William Robin Todd, Phil Henson, Rich Herring, Darrell Gummert, and Tisha Kitley. Kassie Michels and Jim Earleywine were absent. Others present were: Chad Bayles, Jaydon Yates, Jeff Yates, Jim Lingle, Sandra Lingle, and Courtney Gangi.
- III. APPROVE AGENDA of Regular Meeting held April 14th, 2026**
There being no additions/corrections to the agenda Wm. Robin Todd made the motion to approve. Darrell Gummert seconded the motion. 5 out of 5 members concurred.
- IV. PUBLIC COMMENT** Jim Lingle approached the Board with concerns about the petition.
- V. APPROVE MINUTES of Regular Meeting held November 12th, 2025**
There being no additions/corrections to the minutes of the meeting held on November 12th, 2025 Tisha Kitley made a motion to approve and Phil Henson seconded the motion. 5 out of 5 members concurred.

VI. HEARING ON PETITION

Anthony Booth, Trustee of the Samuel C. Booth TR (Owner)
Requesting a variance to construct a lawn and garden business at 519 N State St, which is an empty lot. Zoned MF-1 Multiple – Family Residence District

- VII. NEW PETITIONS FILED** None.
- VIII. OLD BUSINESS** None at this time.
- VIV. NEW BUSINESS** None at this time
- X. ADJOURN** There being no further business to discuss. Darrell Gummert made the motion for adjournment. Tisha Kitley seconded the motion. Members concurred. Rich Herring declared said meeting adjourned at approximately 5:13 p.m.



Chad Bayles, Zoning Administrator

Anthony Booth, Trustee of the Samuel C. Booth TR (Owner)

– Petition to construct a Lawn and Garden business

The petition taken before the zoning board was to request a variance to construct a lawn and garden center located at 519 N State St. Chad Bayles Swore in Jeff and Jaydon Yates. The owners of Yates lawn care passed out photos to member showing the design of the business they are asking a variance for. The business will include green houses, Office/store and parking lot. The members of the zoning board asked about what the parking lot will be. Yates explain that it will eventually be concrete, but they are waiting on bids to come back and asked for a 6-month grace period while waiting on those. For now they are using milling on top of road pack.

- a. **the proposed variance is consistent with the general purposes of this Title; and**
- b. **strict application of the district requirements would result in great practical difficulties or hardship to the applicant, and prevent a reasonable return on the property; and**
- c. **the proposed variance is the minimum deviation from such requirements that will alleviate the difficulties/hardship, and allow a reasonable return on the property; and**
- d. **the plight of the applicant is due to peculiar circumstances not of his own making; and**
- e. **the variance, if granted, will not alter the essential character of the area where the premises in question are located nor materially frustrate implementation of the City's Comprehensive Plan.**

Phil Henson made the motion to approve the variance with the Property. Wm. Robin Todd seconded the motion. 5 out of 5 members voted yes. The Zoning Board will be passing it to the City Council as a positive recommendation on April 20th, 2026.