

TOWN OF BENTON ZBA MEETING AUGUST 4, 2026

PRESENT: Steven Vaughn, Dewey Hauman, Rich Meyer, Dwight James and Charles Frank

Also present: Pete & Maeve Chapman, Bruce Tuxill, Glen Quackenbush, Town Councilman; Tom Fulkrod, Code Enforcement Officer; Tom Davie, Town Supervisor; Bruce Kerrick and Mindy Johnson, Recording Secretary.

Dwight J called meeting to order at 7pm

MINUTES APPROVAL:

Rich M made the motion to accept the minutes from June 28, 2026 as written. Dewey H second the motion. All in favor. The motion carried.

APPEAL #158AV-26:

Pete Chapman, Earls Hill Rd, between 100 Old State Rd and 1136 Earls Hill Rd. Looking to have two part area variances. Would like to build a 52X70 barn closer to the road. Also would eventually like to build a house on the same property. Pete C would like to move 13 feet closer to Earls Hill Rd. Tom F stated that being a County Rd the building will be 32 feet off the road instead of the 20 feet. So even with what Pete C is asking, it will still be 100 feet from the center line of the road. Pete C also met with the Merwarth's, they have property above the Chapman's and the Colizzi's who live across the road. Both have seen the plans and are happy with them. Dwight J asked if there were any neighbors present, Bruce Tuxill was there to represent himself, he lives below the Chapman's, and is happy as well. Pete C stated that the barn would not be used as commercial or agricultural. Would only be for his personal use. If the board was to approve the set back variance they would possibly turn into a dwelling for a while. Eventually, they would like to build a house on the property in the next 3 years. Pete C was looking for a two part variance for the barn and the house to be built. Dwight J stated that he would like to split the variance up due to the fact that the house could take 2-3 years to build a lot can change. Pete C's concern is that if he didn't get the second variance at the same time, the variance for the house might not pass. Dwight J stated that variances very rarely get denied, putting the barn in front of the house. Unless it's going to really hurt the neighbors. Tom F spoke up and asked that if they came back two years later for the second variance to put the house there and the board says "no you can't put the house there". Then they could do a subdivision and build on that. Pete C was ok with this idea.

FINAL ACTIONS:

Board members had no further questions. Charles F made the motion to grant #158AV-26 for the first variance of building the barn. And "table" the second variance for building of the home. Dewey H second the motion.

The board was pulled:

Dwight J: Yes

Rich M: Yes

Dewey H: Yes

Steve V: Yes

Charles F: Yes

All in favor The motion was carried.

Steve V made a motion to adjourn the meeting. Charles F second. All in favor.

The meeting was adjourned at 7:27pm.

Respectfully submitted,

Mindy Johnson

Recording Secretary