

Zoning Ordinance Review Committee- corrected

June 20, 2016

Minutes

The Zoning Ordinance Review Committee met Monday June 20, 2016 at 6:30 p.m. in the Training room at the Public Safety Building. Randy Keith called the meeting to order. Attending were committee members: Randy Keith, Jon White, Jerry Edwards, Elsie Robinson, James Reed, Ray Spencer and Keri Nusbaum.

MOTION: Motion was made by Edwards, seconded by Robinson to approve the minutes of the June 6, 2016 meeting as written. All in favor, motion carried.

The group returned to a mobile home definition. There was discussion about the differences between mobile homes and modular homes. The group agreed to recommend the use of the following definition:

Mobile/Manufactured Home- A type of pre-fabricated housing not more than 15 years old at date of application for permit that is largely assembled in factories and then transported to the site of use. Mobile/manufactured homes are built as dwelling units with a permanent chassis to assume the initial and continued transportability of the home. The requirement to have a wheeled chassis permanently attached differentiates mobile/manufactured home housing from other types of pre-fabricate homes, such as modular homes. The mobile/manufactured home must provide sleeping accommodations, flush toilet, tub or shower bath, kitchen and cooking facilities, and plumbing and electrical connections for attachment to outside systems which permit residential occupancy by one or more persons, and which does not exceed eighteen (18) feet in width, and not in excess of ninety (90) feet in length. For the purposes of this Resolution, removal of the wheels, hitch and tongue shall not alter the basic character of a mobile home. Must conform to current Illinois Modular Dwelling and Mobile Structure Safety Act.

There are concerns about the allowed use of Mobile Home Temporary use for Seasonal Help. The committee would recommend to require a Building Permit – with a limit of 120 days of use. Application for a 30 day extension would be at no charge. Longer use would require a variance hearing.

Jim Reed brought up a state statute which was shared by Farm Bureau. We may need to change our Agriculture definition after some research, and will return to that.

The committee looked at the definition of buildable width/area. The committee agreed to recommend changing the definition to 'Buildable Area', and a diagram will be added to the appendix.

Next looked at the definition of Family. The committee agreed to leave the definition of family as is.

The committee will recommend to keep our motel definition with changes, to read:

MOTEL-Any building or group of buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building. Garage or parking spaces shall be conveniently located on the lot, and designed used or intended wholly or in part for the accommodations of vehicle transients.

WE will add a definition of Subdivision taken from the subdivision ordinance to read:

Subdivision (Subdivision of Land): the division of land as defined by the Illinois Revised Statutes.

We will look at drone and UAV regulation, but need to do some research first.

Randy asked us to think about and look at shooting ordinance. Would it be part of a nuisance ordinance or a noise ordinance?

The next meeting will be July 11 at 6:30 p.m.

MOTION: Elsie Robinson made motion, seconded by Jerry Edwards to adjourn. All in favor.

The meeting was adjourned at 7:59 a.m.

Respectfully submitted,

Keri Nusbaum

Piatt County Zoning Officer