

## **Zoning Ordinance Review Committee-**

August 1, 2016

### **Minutes**

The Zoning Ordinance Review Committee met Monday August 1, 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, Jerry Edwards, Elsie Robinson, Jon White, James Reed, Michael Nolan, Ray Spencer and Keri Nusbaum.

**MOTION:** Motion was made by Jon White to approve the minutes of July 11, 2016 with corrections, seconded by Jim Reed. All in favor, motion carried.

Randy Keith said he would like to set a goal of presenting the recommended changes to the County Board at the October meeting. He asked if the committee thought that was possible. The committee resumed the review of the items left to reconsider.

The committee agreed that the ZBA is authorized to make variances and exceptions outside of subdivisions. (Reference page 14, #4) The statement will be left as is.

The committee reviewed neighboring counties application fees, and determined that Piatt County fees are average. They will be left as is.

The committee will make a recommendation to add a definition of screen to the definitions page as follows:

Screen – planting consisting of a variety of trees, shrubs or both in the same planting area, or a combination of seeded earth mound and plant material screens shall be constructed and planted so as to form dense screens to a height appropriate to block out objectionable features.

Recommend to remove the portion of #6 on (existing) page 35, and #6 will read. "Screens shall be maintained along the perimeter of any areas being operated where said perimeter abuts a public thoroughfare or a developed residential area."

Change the wording at the bottom of page 29 to read –'In addition, a dense screen as defined herein, shall be planted and neatly maintained along any side of an establishment authorized above, whether a permissive or special use, which abuts an interstate highway.'

Agreed that no definition for 'Plant' is needed.

Recommend to change I-1 to GI (General Industrial) to make the naming more clear. All other districts with a prefix of I are interchange districts.

Page 33, 8.c. Change the last sentence to read. 'All service areas shall be fenced or screened.'

We talked about requiring permits for swimming pools. There is a state statute for private pools. The committee voted to require permits for inground pools, with or without an accessory

building. Keri will write up a permit application, and something to add to the ordinance. There will be reference to the state statute. The fee will be as for an accessory building, and a separate fence permit will not be charged.

We will not require fence permits.

Keri will send out the definition of Agriculture production from the State, which Jon sent earlier.

Will we require a permit for decks? No.

The next meeting will be August 15 at 6:30 p.m.

**MOTION:** Nolan made motion, seconded by Reed to adjourn. All in favor.

The meeting was adjourned at 8:01 p.m.

Respectfully submitted,

Keri Nusbaum

Piatt County Zoning Officer