

Piatt County Zoning Board of Appeals

April 23, 2015

Minutes

The Piatt County Zoning Board of Appeals met at 7:00 p.m. on Thursday, April 23, 2015, in Room 104 of the Courthouse. Chairman Loyd Wax called the meeting to order. Attending were: Loyd Wax, Alice Boylan, Jerry Edwards, Dan Larson and Trish Gale. States Attorney Dana Rhoades and John McRae were absent. Trish announced there is a quorum. County Board members in attendance were: Randy Keith and Ray Spencer.

MOTION: Jerry Edwards moved to approve the March 26, 2015 minutes, seconded by Alice Boylan. All in favor, motion carried.

New Business: Jerry Foster Special Use Permit:

Trish read the SUP request dated March 27, 2015, from Doris and Jerry Foster Trustees who are applying for a self-storage unit facility on 5 acres of A-1 Agriculture land.

Jerry Foster was sworn in by Loyd Wax. Jerry would like to construct a 30' x50' storage unit facility on his parcel. Jerry has had numerous requests from friends and family to store items on his property, so Jerry is requesting permission to build a storage unit facility for rental. This parcel contains a shop, small pond to control drainage issues, and some trees. The storage unit building would be located north of the current shop, behind the driveway. The floor will be 6" of concrete, and there will be security lights outside. There will need to be some additional fill to build up the location. There were no objectors.

The Board discussed the zoning factors:

1. The existing uses and zoning of nearby property.
The ZBA unanimously agreed the existing uses and zoning of nearby property is agriculture and a few scattered houses, and there are several businesses in the immediate area.
2. The extent to which property values are diminished by the zoning restrictions imposed.
The ZBA unanimously agreed property values would NOT be diminished.
3. The extent to which the reduction of property values of Applicant or other landowners promotes the health, safety, morals or general welfare of the public.
The ZBA unanimously agreed the property values would not be diminished, nor would affect the health, safety, morals or general welfare of the public and would fit in and be of value to the general public.
4. The relative gain to the public as compared to the hardship imposed upon the Applicant and/or adjoining landowners.
The ZBA unanimously agreed there is no hardship imposed to the public, and there is a relative gain to the public.
5. The suitability of the Applicant's property for the zoned purpose.
The ZBA unanimously agreed this will be a good addition to the applicant's property.

6. The length of time the Applicant's property has been vacant as presently zoned.
The ZBA unanimously agreed this is not applicable, property has not been vacant for years.
7. Will granting the SUP be detrimental to the safety, comfort, or general welfare of the community?
The ZBA unanimously agreed granting the SUP would NOT be detrimental to the safety, comfort, or general welfare.
8. Will granting the SUP not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood?
The ZBA unanimously agreed will not be injurious to others or impair property values.
9. Will granting the SUP not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoned district?
The ZBA unanimously agreed granting the SUP will NOT impede development and improvement of surrounding properties.
10. Are there adequate utilities, access roads, drainage, and other facilities if the SUP is granted?
The ZBA unanimously agreed there are adequate utilities, roads, etc.
11. Are there adequate measures to provide ingress and egress to minimize traffic congestion in the public streets if the SUP is granted?
The ZBA unanimously agreed there will be minimal traffic to the storage units, and parking will not be a problem.
12. Does the SUP conform to the regulations of the zoned district?
The ZBA unanimously agreed this parcel is not being farmed, and it conforms to the other businesses in the immediate area.
13. Does the SUP in all other respects conform to the regulations of the zoned district and the Zoning Board must find that there is a public necessity for the special use.
The ZBA unanimously agreed there is a public need for storage units.
14. Does the SUP not compete with the Piatt County Comprehensive Plan, and is it in harmony with the goals of the Piatt County Comprehensive Plan?
The ZBA unanimously agreed the SUP will not compete with the Comprehensive Plan and is in harmony with the goals. We should encourage new business in the county.

Loyd asked for a motion to approve Foster's request.

MOTION: Alice Boylan moved, seconded by Dan Larson to recommend to the County Board the approval of Doris and Jerry Foster's request for a self-storage units facility on 5 acres of A-1 Agriculture. Trish read the roll call, and all were in favor.

Trish announced this will go to the County Board on Wednesday, May 13, 2015, at 9:00am. Loyd said Scott Docherty asked for Topflight's SUP request to be continued to the next zoning meeting on May 28, 2015, at 7:00pm. Loyd asked for a motion to continue.

MOTION: Dan Larson moved, seconded by Jerry Edwards to continue Topflight's SUP request to the next zoning board meeting on May 28th at 7:00pm. Trish read the roll call, and all were in favor. Motion carried.

Comments:

There were no comments.

MOTION: Alice Boylan moved to adjourn, seconded by Dan Larson. All in favor, motion carried.

The meeting was adjourned at 7:27pm.

Respectfully submitted,

Trish Gale
Piatt County Zoning Officer