

## Piatt County Zoning Board of Appeals

August 24, 2015

### Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, August 24, 2015, in Room 104 of the Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Attending were: Loyd Wax, Jerry Edwards, John McRae and Keri Nusbaum. States Attorney Dana Rhoades, Alice Boylan, and Dan Larson were absent. Keri announced there is a quorum. County Board members in attendance were: Randy Keith, Al Manint, Randy Shumard, and Ray Spencer.

MOTION: Jerry Edwards moved to approve the May 28, 2015 minutes as written, seconded by McRae. All in favor, motion carried.

### **New Business: Variance- Gregg**

Keri read the variance request dated August 3, 2015, from Jerry K Gregg who applied for a Variance to allow the sub dividing of an approximately 2 acre parcel of A-1 Agriculture land from an original 80 acre parcel for the purposes of obtaining a mortgage on a single family dwelling which was recently completed.

Jerry Gregg was sworn in by Loyd Wax. He explained that his family has owned the property since 1923, and he would like to get a mortgage on the home and 2 acres. He put in the pond 8 years ago, some is in pasture land, and trees have been planted.

The Board discussed the zoning factors:

1. The existing uses and zoning of nearby property.  
The ZBA unanimously agreed there is nothing that would conflict with existing uses of nearby property.
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.  
Property values are not reduced.
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.
5. The suitability of the Applicant's property for the zoned purpose.  
The ZBA unanimously agreed this is proper use of this property.
6. The length of time the Applicant's property has been vacant as presently zoned.  
N/A

MOTION: Jerry Edwards moved, seconded by John McRae to recommend to the County Board the approval of Gregg's request for a variance on 2 of 80 acres of A-1 Agriculture. Keri read the roll call, and all were in favor.

Wax announced this will go to the County Board on Wednesday, September 9, 2015, at 9:00am.

### **Comments:**

Loyd asked if there were any public comments. There were none.

MOTION: McRae made motion, seconded by Edwards to adjourn. The vote was unanimous. The meeting was adjourned at 1:21 p.m.

Respectfully submitted,

Keri Nusbaum  
Piatt County Zoning Officer