

Piatt County Zoning Board of Appeals

November 19, 2015

Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, November 19, 2015, in Room 104 of the Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Attending were: Loyd Wax, John McRae, Bruce Stoddard, Dan Larson, Dave Thompson, Dana Rhoades and Keri Nusbaum. Jerry Edwards and Alice Boylan were absent. Keri announced there is a quorum. County Board members in attendance were: Randy Keith, Al Manint, Randy Shumard, and Ray Spencer.

MOTION: John McRae moved to approve the August 24, 2015 minutes as written, seconded by Larson. All in favor, motion carried.

New Business: Variance- Dodson

Keri read the variance request dated November 4, 2015 from Troy L. Dodson who applied for a yard variation to allow a shed to be constructed within 20' of the rear yard line and 20' of the side yard line an approximately 1.412 acre parcel of A-1 Agriculture land. Piatt County Zoning ordinance requires a 50' setback from the rear yard line, and 25' setback from the side yard line on A-1 Agriculture land.

The Board discussed the zoning factors:

1. Will the proposed use compete with the current use of the land?
The ZBA unanimously agreed there is nothing that would conflict with existing uses of nearby property.
2. Will the proposed use diminish property values in surrounding areas?
The ZBA unanimously agreed property values would NOT be diminished.
3. Would a denial of the variance promote the health, safety, and general welfare of the public?
The ZBA unanimously agreed the denial would not be a promotion of health, safety or general welfare.
4. Would denying the variance create a hardship for the landowner?
The ZBA unanimously agreed there would a hardship imposed upon the seller, as the contract for sale is contingent upon the variance.
5. Would granting the variance create a hardship for the surrounding property owners?
The ZBA unanimously agreed there would be no hardship created for surrounding property owners.
6. Is the property suitable for its current use?
The ZBA unanimously agreed the property is suitable.
7. Is the property suitable for its proposed use?
The ZBA unanimously agreed the use would not change and is suitable.
8. Is there a community need to deny the variance?
The ZBA unanimously agreed there is no need to deny the variance.
9. Is the subject property non-productive with its current use? N/A
The ZBA agreed that the property is not producing any crop currently
10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?
The ZBA unanimously agreed that granting the variance would not compete with the plan.

MOTION: Bruce Stoddard moved, seconded by John McRae to recommend to the County Board the approval of Dodson's request for a yardage variation on land zoned A-1 Agriculture. Keri read the roll call, and all were in favor.

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

Comments:

Loyd asked if there were any public comments. There were none. Mr. Wax thanked all members in attendance.

MOTION: Larson made motion, seconded by Stoddard to adjourn. All in favor. The meeting was adjourned at 1:17 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer