

Piatt County Zoning Board of Appeals

April 27, 2017

Minutes

The Piatt County Zoning Board of Appeals met at 7:00 p.m. on Thursday, April 27, 2017 in Room 104 of the Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read and Nusbaum announced there was a quorum. Attending were: Loyd Wax, Jerry Edwards, Dan Larson, Alice Boylan, Bruce Stoddard and Keri Nusbaum. Zoning Board of Appeals members not in attendance were: John McRae.

County Board members in attendance were: Renee Freundt, Ray Spencer and Bob Murrell.

MOTION: Jerry Edwards made motion, seconded by Dan Larson, to approve the minutes from February 23, 2017 as written. On voice vote, all in favor, motion carried.

New Business: Variance request-Jonathan Stranberg

Nusbaum read the variance request dated March 17, 2017. Jonathan Stranberg, acting for himself, applied for a variation to allow a mobile home to be placed with setbacks of 20' from the center of the rear alley, 40' from the front, and 30' from the side on a parcel of land zoned RS located at 107 North Willow Street in White Heath. Piatt County Zoning Ordinance requires a rear set back of 30' from the center of an alley, and a 50' front yard setback. Additionally, on a lot fronting on two non-intersecting street, a front yard must be provided on both streets. Property owner Jonathan Stranberg was sworn in, and presented the case to the board. He has been able to place the newer mobile home with setbacks not as limited as originally requested. Ray Spencer, a resident of White Heath spoke in favor of the variation, saying Stranberg had cleaned up the property and was improving it. There was no one present to speak against the variation request. The Board discussed the zoning factors.

VARIATION ZONING FACTORS- Stranberg

1. Will the proposed use compete with the current use of the land?
No. The ZBA voted unanimously (5-0) that because the current use of the land will not change it will not compete. There was a mobile home previously located on the land.
2. Will the proposed use diminish property values in surrounding areas?
No. The ZBA voted unanimously (5-0) that it will not diminish property values in the area, but will improve them.
3. Would a denial of the variance promote the health, safety and general welfare of the public?
No. The ZBA voted unanimously (5-0) that it a denial would not promote the health, safety or welfare of the public.
4. Would denying the variance create a hardship for the landowner?
Yes. The ZBA voted unanimously (5-0) that a denial would create a hardship for the landowner, as it would be difficult to fit a newer manufactured home on the small lot.

5. Would granting the variance create a hardship for the surrounding property owners?

No. The ZBA agreed unanimously (5-0) that there is no evidence that the proposed variance would create a hardship for the surrounding property owners.

6. Is the property suitable for its current use?

Yes. The ZBA voted unanimously (5-0) that the property is suitable for the current use.

7. Is the property suitable for the proposed use?

Yes. The ZBA agreed unanimously (5-0) that the property is suitable for the proposed use. It is a residential area.

8. Is there a community need to deny the variance?

No. The ZBA agreed unanimously (5-0) that there is no evidence of a community need to deny the variance.

9. Is the subject property non-productive with its current use?

The ZBA agreed (5-0) that the property would be more productive with the proposed use because it could be occupied.

10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?

The ZBA voted unanimously (5-0) that the variance would not compete with the Piatt County Comprehensive Plan.

MOTION: Dan Larson made motion to recommend the variance requested to the County Board, seconded by Bruce Stoddard. Roll was called. Boylan – Yes; Larson – Yes; Edwards- Yes; Stoddard- Yes; Wax – Yes. All in favor.

The County Board will hear this zoning matter at its regular meeting on May 10, 2017 at 9 a.m.

Public Comments – No further comments.

MOTION: Jerry Edwards made motion, seconded by Dan Larson to adjourn. All in favor. The meeting was adjourned at 7:25 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer