

Piatt County Zoning Board of Appeals

May 25, 2017

Minutes

The Piatt County Zoning Board of Appeals met at 7:00 p.m. on Thursday, May 25, 2017 in Room 104 of the Courthouse. Acting Chairman Jerry Edwards called the meeting to order at 7:30 p.m. The roll was read and Nusbaum announced there was a quorum. Attending were: Jerry Edwards, Dan Larson, Alice Boylan, and Keri Nusbaum. Zoning Board of Appeals members not in attendance were: John McRae and Loyd Wax.

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

MOTION: Dan Larson made motion, seconded by Alice Boylan, to approve the minutes from April 27, 2017 as written. On voice vote, all in favor, motion carried.

New Business: Special Use Permit – Derek and Jodi Fultz

Nusbaum read the Special Use Permit request dated April 24, 2017. Derek and Jodi Fultz, acting for themselves, applied for a Special Use Permit to allow a home occupation to operate a training studio on a parcel of land zoned RS located at #6 Prairie Acres, Monticello IL. Piatt County Zoning Ordinance requires a Special Use Permit for a Home Occupation in RS Zoning. Property/business owner Jodi Fultz was sworn in, and presented the case to the board. There was no one present to speak against the request. The Board discussed the Case Law factors before moving on to the other factors.

1. Will granting the SUP be detrimental to the safety, comfort, or general welfare of the community? The Zoning Board of Appeals voted unanimously (3-0) that granting the SUP would not be detrimental.
2. 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 Zoning Board of Appeals voted unanimously (3-0) that granting the SUP would not be injurious to the use and enjoyment of property in the vicinity and would not impair property values in the neighborhood.
3. Will granting the SUP not impede the normal and orderly development and improvement of surrounding property for uses permitted in the zoned district? The Zoning Board of Appeals voted unanimously (3-0) that granting the SUP would not impede the development of surrounding property.
4. Are there adequate utilities, access roads, drainage, and other facilities if the SUP is granted? The Zoning Board of Appeals voted unanimously (3-0) that there are adequate utilities, access and other facilities for the proposed SUP.
5. Are there adequate measures to provide ingress and egress to minimize traffic congestion in the public streets if the SUP is granted?
The ZBA voted unanimously (3-0) that there are adequate measures for ingress and egress and there will not be an impact on traffic congestion if the SUP is granted.

6. Does the SUP conform to the regulations of the zoned district?
The ZBA voted unanimously (3-0) that the SUP conforms to the regulations of the zoned district.
7. 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 voted unanimously (3-0) that the SUP conforms to the regulations for the district and there is a need for the service offered.
8. 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 voted unanimously (3-0) that the SUP does not compete with the Piatt County Comprehensive Plan, and is in harmony with the plan.

MOTION: Alice Boylan made motion to recommend the Special Use Permit requested to the County Board, seconded by Dan Larson. Roll was called. Boylan – Yes; Larson – Yes; Edwards- Yes; All in favor.

The County Board will hear this zoning matter at its regular meeting on June 14, 2017 at 9 a.m.

Public Comments – No further comments.

MOTION: Dan Larson made motion, seconded by Alice Boylan to adjourn. All in favor. The meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer