

## Piatt County Zoning Board of Appeals

June 22, 2017

### Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, June 22, 2017 in Room 104 of the Courthouse. Chairman Loyd Wax called the meeting to order at 1:00 p.m. The roll was read and Nusbaum announced there was a quorum. Attending were: Loyd Wax, Jerry Edwards, Dan Larson, and Keri Nusbaum. Zoning Board of Appeals members not in attendance were: John McRae and Alice Boylan.

County Board members in attendance were: Ray Spencer, Bob Murrell, Al Manint and Randy Shumard.

**MOTION:** Jerry Edwards made motion, seconded by Dan Larson, to approve the minutes from May 25, 2017 as written. On voice vote, all in favor, motion carried.

### **New Business: Variation of Height Restriction J-L Farm Partnership L.P.**

Nusbaum read the Variation request dated May 13, 2017. Gerald L. Robinson, acting for J-L Farm Limited Partnership L.P., applied for a variation to allow construction of a grain bin with a height to exceed 45 feet on a parcel of land zoned A1 located at 799 E 3200 North Road. Farmer City, Illinois. Piatt County Zoning Ordinance requires a variation for any structure over 45 feet in height in any zoning district. Andy Rudin was sworn in and told the Zoning Board Members about the plan to build a grain bin on the property in question. The proposed grain bin will be 53-55 feet tall, and will be located next to the existing machine shed.

### **VARIATION ZONING FACTORS J-L Farm Limited Partnership**

1. Will the proposed use compete with the current use of the land?  
The current use is Agricultural. The Zoning Board of Appeals agreed unanimously (3-0) that the use of the land will not change therefore the proposed use will not compete with the current use of the land.
2. Will the proposed use diminish property values in surrounding areas?  
It is an agriculture area. The Zoning Board of Appeals agreed unanimously (3-0) that the proposed use will not diminish property values.
3. Would a denial of the variance promote the health, safety and general welfare of the public?  
The Zoning Board of Appeals agreed unanimously (3-0) that a denial of the variance would not promote the health, safety, or general welfare of the public.
4. Would denying the variance create a hardship for the landowner?  
The Zoning Board of Appeals agreed unanimously (3-0) that denying the variation would create a hardship for the landowner.
5. Would granting the variance create a hardship for the surrounding property owners?  
The Zoning Board of Appeals agreed unanimously (3-0) that granting the variance would not create a hardship for the surrounding property owners.

6. Is the property suitable for its current use?  
Yes. The Zoning Board of Appeals agreed unanimously (3-0) that the property is suitable for its current use.
7. Is the property suitable for the proposed use?  
Yes. The Zoning Board of Appeals agreed unanimously (3-0) that the property is suitable for the proposed use.
8. Is there a community need to deny the variance?  
No. The Zoning Board of Appeals agreed unanimously (3-0) that there is not a community need to deny the variance.
9. Is the subject property non-productive with its current use?  
The property is not in crop production at this time. The Zoning Board of Appeals agreed unanimously (3-0) that the property is non-productive in its current use.
10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?  
No. The Zoning Board of Appeals agreed unanimously (3-0) that the granting of the variance would not compete with the Piatt County Comprehensive plan.

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

The County Board will hear this zoning matter at its regular meeting on July 12, 2017 at 9 a.m.

**Public Comments** – No further comments.

**MOTION:** Jerry Edwards made motion, seconded by Dan Larson to adjourn. Voice vote; All in favor. The meeting was adjourned at 1:11 p.m.

Respectfully submitted,

Keri Nusbaum  
Piatt County Zoning Officer