

Piatt County
Zoning Board of Appeals

November 21, 2019

Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, November 21, 2019 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: Wax, Jerry Edwards, Jim Harrington, Kyle Lovin, Dan Larson and Keri Nusbaum.

County Board members in attendance were: Ray Spencer, Randy Shumard, Shannon Carroll and Dale Lattz, Renee Freundt.

MOTION: Harrington made motion, seconded by Jerry Edwards to approve the minutes from October 24, 2019 as written. On voice vote, all in favor, motion carried.

New Business: Variation

Nusbaum read the case. Kara Verchota was sworn in. Verchota applied for a variation to allow for construction of a single family dwelling on a parcel of AC ground less than 20 acres. There is an existing barn, and they would like to build an approximate 1000' house next to the barn. There are existing grape vines, blueberry bushes and orchard which will not be disturbed. No LESA report was required because there is already a building on the premises. A well and septic approval would be required prior to a building permit being issued.

The ZBA members considered the Zoning factors.

VARIATION ZONING FACTORS- Verchota

1. Will the proposed use compete with the current use of the land?
No. The ZBA agreed unanimously (5-0) that the proposed use would not compete with the current use of the land.
2. Will the proposed use diminish property values in surrounding areas?
No. The ZBA agreed unanimously (5-0) that the proposed use
Will not diminish property valued in surrounding areas.
3. Would a denial of the variance promote the health, safety and general welfare of the public?
No. The ZBA agreed unanimously (5-0) that there is no evidence that a denial of the variance will promote the health, safety and general welfare of the public.
4. Would denying the variance create a hardship for the landowner?
No. The ZBA agreed unanimously (5-0) that it would be an inconvenience.

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 variance would create a hardship for surrounding property owners.
6. Is the property suitable for its current use?
Yes. The ZBA agreed 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.
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?
No. The ZBA agreed unanimously (5-0) that the property currently has grapevines and a small barn on the property.
10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?
No. The ZBA agreed unanimously (5-0) that granting the variance will not compete with the Piatt County Comprehensive Plan.

MOTION: Harrington made motion, seconded by Larson to recommend approval to the County Board for their consideration. Roll was called. Harrington – Yes, Larson – Yes; Lovin – Yes; Edwards – Yes; Wax – Yes. All in favor.

The County Board will consider the matter at their next regular meeting on December 11, 2019 at 9 a.m.

The ZBA members reviewed the 2020 meeting schedule.

MOTION: Harrington made motion, seconded by Edwards to approve the 2020 meeting schedule. On voice vote, all in favor and the motion carried.

Public Comments: None

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

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer