

COUNTY OF MENARD)
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STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on Thursday, April 16, 2015, at 7:00 p.m., at the Menard County Courthouse in Petersburg, Illinois.

Chairperson Tom Eldridge called the meeting to order and took the roll call with the following ZBA members in attendance: Karen Stott, Steve Wilken and Steve Ozella. ZBA member Barry Bass was absent and excused. A quorum was present. Zoning Administrator Brian Hollenkamp was in attendance and took the minutes. Supervisor of Assessments Jason LeMar was also in attendance.

Minutes from the March 2015 meeting were presented for approval. ZBA member Stott moved to approve the minutes, as presented. ZBA member Wilken seconded the motion. The motion carried with four “ayes” and one “absent” (Bass).

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 15-01SUP)
APPLICATION FROM ROBERT AND SANDY NEWMAN, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, THAT SEEKS A SPECIAL USE PERMIT FROM ARTICLE VI, SECTION 6.04(B)(1) OF THE MENARD COUNTY ZONING ORDINANCE, ALLOWING ALL PRINCIPAL USES IN THE A-AGRICULTURAL DISTRICT. THE SPECIAL USE PERMIT WILL BE BASED ON AGRI-BUSINESS USE.

Bob and Sandy Newman were present to represent themselves to give an overview of their application. Chairperson Eldridge opened the public hearing at 7:03 p.m. to give consideration to case number 15-01SUP. Chairperson Eldridge swore-in Bob and Sandy Newman for testimony regarding their application. Mr. Newman stated that for the banquet services no food is provided. There will also be no alcohol sales. Beer is allowed on the premises but no hard alcohol is allowed for insurance purposes. The riding stables were formerly located on the property and were ready to be put to use again.

As there were no other public comments (no members of the public were in attendance), ZBA member Ozella moved to close the public hearing at 7:13 p.m. ZBA member Wilken seconded the motion. The motion carried with four “ayes” and one “absent”(Bass).

After discussion, ZBA member Wilken moved to approve the findings of fact and recommend approval of the special use permit application. ZBA member Stott seconded the motion. The motion carried with four “ayes” and one “absent” (Bass).

ADMINISTRATIVE PUBLIC HEARING: (Case number 15-01MA)
APPLICATION FROM WADE METEER, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, THAT SEEKS REZONING OF PROPERTY HE OWNS FROM A-AGRICULTURAL TO RR-RURAL RESIDENTIAL.

Wade Meter was present to represent himself to give an overview of his application. Chairperson Eldridge opened the public hearing at 7:17 p.m. to give consideration to case number 15-01MA. Chairperson Eldridge swore-in Wade Meter for testimony regarding their application. Mr. Meter stated that the land he wishes to rezone is not agriculturally productive. Being zoned rural residential would allow him to split off five acres for his kids to build houses on.

Chairperson Eldridge expressed concern that this might set precedence in favoring one family. There was a response that land this unproductive was rare within the county. Mr. LeMar also stated that a review of the comprehensive plan in the future would help fill in the gaps in the zoning, but he didn't want to hold back Mr. Meter's plans for construction as the review would take some time.

As there were no other public comments (no members of the public were in attendance), ZBA member Ozella moved to close the public hearing at 7:33 p.m. ZBA member Stott seconded the motion. The motion carried with four “ayes” and one “absent” (Bass).

After discussion, ZBA member Stott moved to approve the Map Amendment application and note that the comprehensive plan should be reviewed to fix other areas. ZBA member Ozella seconded the motion. The motion carried with four “ayes” and one “absent” (Bass).

ADMINISTRATIVE PUBLIC HEARING: (Case number 15-01TA)

APPLICATION FROM CHRISTOPHER SCHIRDING, ACTING ON THEIR OWN BEHALF OR WITH LEGAL REPRESENTATION, THAT SEEKS A TEXT AMENDMENT TO DEFINE A COMPANION ANIMAL CREAMATORY SERVICE AND ALLOW WITH A SPECIAL USE PERMIT WITHIN THE AGRICULTURAL DISTRICT.

Christopher Schirding was present to represent himself to give an overview of his application. Chairperson Eldridge opened the public hearing at 7:39 p.m. to give consideration to case number 15-01TA. Chairperson Eldridge swore-in Christopher Schirding for testimony regarding their application. He provided material showing what the IEPA ROSS Requirements were and what his equipment setup would look like. He clarified that his intentions were not to handle large livestock but only Companion Animals.

Steve Wilken expressed that this equipment would be used to handle large livestock and diseased farm animals. After discussion it was suggested that a subsection (e) be added stating: “This definition and provision shall in no way be intended or construed to allow the mass incineration or destruction of any commercially raised livestock”.

As there were no other public comments (no members of the public were in attendance), ZBA member Ozella moved to close the public hearing at 7:55 p.m. ZBA member Stott seconded the motion. The motion carried with four “ayes” and one “absent” (Bass).

After discussion, ZBA member Ozella moved to approve the Text Amendment application pending States Attorney approval. ZBA member Stott seconded the motion. The motion carried with three “ayes” one “abstain” (Wilken) and one “absent” (Bass).

Unscheduled Public Comments/Requests

No additional public comments were made at the meeting.

Discussion and Advancement of newly created digital zoning layer for opening public review and comment period

A digital copy of the zoning map was presented to all of the members. After review, everyone agreed that proceeding with the process to make the maps public was necessary.

Zoning Administrator’s Report

There was no zoning administrator’s report

Individual ZBA Member Comments

There were no ZBA member comments.

Adjournment

As no other business was brought before the Zoning Board of Appeals, ZBA member Ozella moved to adjourn the meeting at 8:15 p.m. ZBA member Stott seconded the motion. The motion carried with four “ayes” and one “absent” (Bass).