

COUNTY OF MENARD)
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STATE OF ILLINOIS)

The Menard County Board of Commissioners met on Monday January 28, 2013, at 6:00 p.m. in the Commissioners' Room of the Menard County Courthouse, 102 S. Seventh Street, Petersburg, Illinois. Commissioners Merle Kirby, Bob Lott and Allan Anderson were physically present. Commissioners Jeff Fore and Ed Whitcomb were unable to attend. A quorum was present. County Coordinator Steve Duncan was also in attendance at the meeting. This meeting was added to the schedule of regular meetings so as to discuss the comprehensive land-use plan.

Chairperson Kirby called the meeting to order at 6:00 p.m.

Hearing of Citizens (Unscheduled Public Comments/Requests for Board Action)

There were no unscheduled public comments or requests for Board action.

Comprehensive Land-Use Plan Review and Discussion of Possible Amendments

This meeting was added to the schedule of regular meetings so as to discuss the comprehensive land-use plan and possibly updating and amending said plan. The Commissioners in attendance and Mr. Duncan spent the meeting going over the goals and policies section of the current comprehensive land-use plan. There was much discussion about lowering the minimum parcel size needed to build a home in the Agriculture zoning district and possibly the Rural Residential zoning district. There was discussion about maintaining or possibly increasing the minimum parcel/lot width and public road frontage requirements, especially off of main arterial roads (e.g., Athens Blacktop Road). The Board informed that they would like to review the soil classification map as perhaps more attention needed to be paid to where non-prime soils were in zoning for higher density residential development. It was pointed out that many communities in the County were surrounded by prime soils.

There was discussion that without a locally adopted building code, there were no regulations in place locally to ensure quality construction. It was also discussed that adopting building codes would require new County employees and the subsequent cost of employing such individuals. It was pointed out that Menard County could see more location of manufactured/mobile homes in the County if parcel/lot size was reduced significantly, based on current allowance for manufactured/mobile homes.

There was discussion about providing for more home-based businesses (e.g., in the Agriculture and Rural Residential zoning districts) as there were many property owners desiring to have a business at their home-site. There was discussion that more commercial uses may be needed to be allowed for in the Agriculture and possibly Rural Residential zoning districts. It was discussed that some subdivisions that had been located in the country-side, but were surrounded by potential pressures for agriculture and commercial development, could be impacted.

No action or direction, other than providing a soil classification map to the Board, was taken at this meeting.

Adjournment

With no other business coming before the Board, Commissioner Anderson moved to adjourn the meeting at 8:08 p.m. Commissioner Lott seconded the motion. The motion carried with three "ayes", no "nays" and two "absent".