

COUNTY OF MENARD)
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STATE OF ILLINOIS)

The Menard County Zoning Board of Appeals (ZBA) met on Tuesday, March 3, 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. Interim Zoning Administrator Jason LeMar was in attendance and took the minutes. Newly appointed Zoning Administrator Brian Hollenkamp was also in attendance for introduction and observation.

Minutes from the August 2014 meeting were presented for approval. ZBA member Ozella moved to approve the minutes, as presented. ZBA member Wilken seconded the motion. The motion carried with four “ayes” and one “absent”.

NEW BUSINESS

Chairperson Tom Eldridge, having reviewed the agenda, requested a motion to combine both public hearings for cases 15-01V and 15-02V. ZBA member Wilken moved to approve the combination of the hearings. ZBA member Stott seconded the motion. The motion carried with four “ayes” and one “absent”.

ADMINISTRATIVE PUBLIC HEARING: (Case number 15-01V)
APPLICATION FROM BOGIE – BOLIE LLC, DALE VANETTEN REPRESENTING SAID PARTY WITH WRITTEN AFFADAVIT, THAT SEEKS A VARIANCE FROM ARTICLE VI, SECTION 6.04(D)(2) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM LOT WIDTH OF 200 FEET EXTENDING TO A DISTANCE EQUAL TO ANY FRONT SETBACK REQUIREMENT WITH 200 FEET OF FRONTAGE ON A PUBLIC ROAD MEASURED AT THE FRONT SETBACK LINE. THE VARIANCE REQUEST SEEKS A ZERO (0) FEET MINIMUM LOT WIDTH.

ADMINISTRATIVE PUBLIC HEARING: (Case number 15-02V)
APPLICATION FROM WKM HOLDING CO., LLC, DALE VANETTEN REPRESENTING SAID PARTY WITH WRITTEN AFFADAVIT, THAT SEEKS A VARIANCE FROM ARTICLE VI, SECTION 6.04(D)(2) OF THE MENARD COUNTY ZONING ORDINANCE, REQUIRING A MINIMUM LOT WIDTH OF 200 FEET EXTENDING TO A DISTANCE EQUAL TO ANY FRONT SETBACK REQUIREMENT WITH 200 FEET OF FRONTAGE ON A PUBLIC ROAD MEASURED AT THE FRONT SETBACK LINE. THE VARIANCE REQUEST SEEKS A ZERO (0) FEET MINIMUM LOT WIDTH.

Dale Vanetten, representing both Bogie Bolie and WKM Holding Co., was sworn in by Chairperson Tom Eldridge. Mr. Vanetten explained the reasoning for the request being the platted access has been eroded by the Sangamon River and could not be used for any ingress or egress to said property. Easements for access were established for all property owners and recorded at the time of division. All parties utilize the easements of access currently. The applicants do recognize that no more than 1 non-farm structure may be built by any existing owners, and that this condition will not be expanded.

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

Interim Zoning Administrator LeMar read the Findings of Fact.

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

The Meteer Family had made an inquiry to the Zoning staff about a proposed map amendment of property south of Quarry Avenue and east of Illinois Route 29. The Interim Zoning Administrator discussed the inquiry and asked the ZBA members for direction. There was discussion of whether additional neighbors to the west of the proposed land would also be interested in rezoning. It was the consensus of the ZBA to send letters to those neighbors to seek input.

Christopher Schirding was in attendance to discuss a proposed Companion Animal Crematory Service. He provided details of the proposed operation and how he would operate. The ZBA discussed whether or not this would be a special use or a text amendment. After review of the code, it was determined that Mr. Schirding would need to seek a text amendment for this use in the Ag district before a special use could be granted. Mr. Schirding did understand the process and would work with the zoning staff to draft and propose a text amendment to the code for this specific and defined use.

The ZBA members reviewed a letter of inquiry from Robert and Sandra Newman of rural Menard County inquiring about a proposed use of their property for an Agribusiness Riding Stables, Produce Sales, and Receptions. After consultation and review of the Menard County Zoning Ordinance, it was the ZBA's determination to suggest that the Newman's apply for a Special Use Permit as allowed within the code.

Unscheduled Public Comments/Requests

No additional public comments were made at the meeting.

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 8:36 p.m. ZBA member Eldridge seconded the motion. The motion carried with four "ayes" and one "absent".