

COUNTY OF MENARD        )  
  ) SS.  
STATE OF ILLINOIS        )

The Menard County Planning Commission met on Thursday, July 27, 2023 at 7:30 p.m., at the Menard County Courthouse, Petersburg, Illinois. Acting Chairperson Jack Knuppel called the meeting to order at 7:30 p.m. Planning Commission members Julie Wankel, Dennis Kunken, and John Dixon, Absent were Rod Riech, Mark Churchill, Ed Blair, and Donnie Fritz. A quorum was present. Assistant States Attorney and Zoning Administrator Gwen Thomas and Zoning Officer Joseph Crowe were also present.

Minutes from the February 23, 2023 meeting were presented for approval. Planning Commission member Wankel moved to approve the minutes. Planning Commission member Dixon seconded the motion. The motion carried unanimously.

**NEW BUSINESS**

**JACOB LEE SUBMITTED APPLICATION SEEKING A MAP AMENDMENT FOR THE FOLLOWING:**

**Application from Jacob Lee, the owner of S11 T18 R7 (EX 48/100 RD) E SIDE NE 1/4 SW 1/4 and consisting of 4.00 acres and S11 T18 R7 W SIDE NW 1/4 SE 1/4 and consisting of 2.00 acres and acting on their own behalf or with counsel, are seeking to rezone from their current designation of Single Family residential to A-Agriculture.**

**Additionally, Menard County Zoning Office is requesting changing the zoning classification from R-1 Single Family Residential to A-Agriculture for property located in Menard County on Old Fairgrounds Road, Petersburg Illinois, and located in a part of: S11 T18 R7 (EX 3.02 AC. RD) S SIDE NE 1/4 SW 1/4 and consisting of 30.39 acres (SCHIRDING FARMS INC) S11 T18 R7 N PT E PT (EX RD) NW & N PT SW SE and consisting of 37.52 acres (MARK WENDA)**

Chairman Knuppel opened the public hearing to give consideration to the zoning map amendment, initiated by Jacob Lee, to amend the Menard County Zoning Map in particular changing his parcel from R1 Single Family to Agriculture. Chairman Knuppel introduce various aspects of the case. Zoning Officer Crowe gave a brief overview of the case from the Zoning Office standpoint to the members. Mr. Lee then spoke to the members about the case.

Planning Commission members Kunken and Dixon asked about the future plan of Mr. Lee in regard to the animal crematory business. Questions regarded previous owners and operation of the system.

Discussion continued among the members regarding zoning of the area and what the intent of the ordinance is. Also, they discussed what parcels would be included in this proposal and how that effects the decision. Explanation by Zoning Officer Crowe was given regarding the ZBAs decision to leave the Wenda parcel in R1 and allow for the growth of the City of Petersburg.

Planning member Dixon questioned the advantages and disadvantages to moving to/from Agriculture zoning. Zoning Officer Crowe explained no real advantages or disadvantages, explanation of the non-conforming parcels and the mailing of notice was also discussed. The members then moved the discussion to the Vineyard Hills subdivision and the growth of the city and how this will interact with that growth.

Planning member Dixon questioned the regulations on use regarding the burner device, a brief discussion was had among the members and Mr. Lee. Planning member Wankel pointed out that the device was previously held by Mr. Chris Schirding, in the Ag district.

Planning member Wankel made a motion to approve the request as presented by Mr. Lee. Planning member Dixon seconded the motion, the motion carried unanimously there was no opposition.

**The planning members are making a recommendation to the County Board as proposed in the application as submitted by Mr. Lee.**

The vote on the motion which went as follows: John Dixon – Yes; Julie Wankel – Yes; Jack Knuppel – Yes; Dennis Kunken – Yes; Rod Riech – absent; Ed Blair – absent; Donnie Fritz – absent; Mark Churchill – absent. Four ayes. no nay, four absent.

The motion carried unanimously.

#### **Unscheduled Public Comments/Requests**

There were no unscheduled public comments.

#### **Zoning Administrator's Report**

There were no comments from the Zoning Officer.

#### **Individual Planning Commission Member Comments**

There were no Planning Commission member comments.

#### **Adjournment**

As no other business was brought before the Planning Commission, Planning Commission member Wankel moved to adjourn the meeting at 7:55 p.m. Planning Commission member Dixon seconded the motion. The motion carried unanimously.