

Piatt County
Zoning Board of Appeals

October 28, 2021
Minutes

The Piatt County Zoning Board of Appeals met at 7:00 p.m. on Thursday, October 28, 2021 in Room 104 of the Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Attending were: Wax, William Chambers, Kyle Lovin, Dan Larson, Jim Harrington and Keri Nusbaum.

County Board members in attendance: Ray Spencer, Jerry Edwards, Gail Jones

MOTION: Lovin made motion, seconded by Harrington to approve the minutes from September 23, 2021, as written. On voice vote, all in favor and the minutes were approved.

Public Comments: None

New Business:

Christy Knight, representing the board of DeLand Weldon CUSD #57 was sworn in.

The school is requesting a variation to allow a lighted digital monument sign to be erected approximately 36.6 feet from the side of Highway 10 in front of the school located at 304 E IL Route 10, DeLand. Piatt County zoning ordinance requires a 50 ‘setback and the lighting ordinance does not allow for “the use of flickering, flashing, blinking, scrolling or rotating lights and an illumination that changes intensity.” The sign would be used for communication of events to the public.

The area is on an IDOT control route and IDOT has advised that no IDOT permit is required if the sign only advertises school activities, with no commercial ads or commercial sponsors. The ZBA members considered the zoning factors.

VARIATION ZONING FACTORS- DeLand Weldon CUSD #57

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

5. Would granting the variance create a hardship for the surrounding property owners?
No. The ZBA agreed (5-0) that there is no evidence it would cause hardship for surrounding property owners.
6. Is the property suitable for its current use?
Yes. The ZBA agreed (5-0) that the property is suitable. It is currently a school.
7. Is the property suitable for the proposed use?
Yes. The ZBA agreed (5-0) that the use will not change.
8. Is there a community need to deny the variance?
No. The ZBA agreed (5-0) there was no need to deny the variance.
9. Is the subject property non-productive with its current use?
Yes. The ZBA agreed (5-0) the property is non-productive.
10. Would a granting of this variance compete with the Piatt county Comprehensive Plan?
No. The ZBA agreed (5-0) that the variance would not compete with the comprehensive plan.

MOTION: Chambers made motion, seconded by Larson to recommend approval to the County Board. After discussion, Chambers amended the motion, seconded by Larson to include the limitations outlined by IDOT in the zoning recommendation. Roll was called, all in favor and the motion carried.

The 2022 meeting schedule for the Zoning Board was presented.

MOTION: Harrington made motion, seconded by Larson to approve the meeting schedule. On voice vote, all in favor and the calendar is approved.

These items will be considered by the County Board at their regular meeting on November 10, 2021.

MOTION: Harrington made motion, seconded by Lovin to adjourn. On voice vote, all in favor and the meeting adjourned at 7:25 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer