

Piatt County  
Zoning Board of Appeals

December 2, 2021  
Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, December 2, 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, Jim Harrington and Keri Nusbaum. County Board members in attendance: Ray Spencer, Jerry Edwards, Todd Henricks.

**MOTION:** Harrington made motion, seconded by Lovin to approve the minutes from October 28, 2021, as written. On voice vote, all in favor and the minutes were approved.

**Public Comments:** None

**New Business:**

Matthew and Alice Pommier, managers for Pommier Holdings LLC applied for a Special Use Permit for retail sale and landscape recycling for two parcels of A-1 ground located at 2782 and 2792 North 1500 East Road, Mahomet. Alice Pommier was sworn in and explained they are purchasing the adjoining property to allow for retail sales and pickup of soil and mulch. Matthew Pommier was sworn in and explained the firewood operation and sale of materials for pallets.

ZONING FACTORS - Pommier

1. Does the current special use restriction promote the health, safety, morals, or general welfare of the public?  
Yes. The ZBA agreed (4-0) that the restrictions promote the health, safety, morals and general welfare of the public.
2. Will granting the special use be injurious to the use and enjoyment of other property within the immediate vicinity?  
No. The ZBA agreed (4-0) that granting the special use would not be injurious.
3. Will granting the special use diminish property values of other property within the immediate vicinity?  
No. The ZBA agreed (4-0) that there is no evidence that property values would be affected.
4. Is there adequate infrastructure to accommodate the special use, if granted (i.e. roads, utilities, drainage)?  
Yes. The ZBA agreed (4-0) that there is adequate infrastructure.

5. Would the special use, if granted, be in harmony with the overall comprehensive plan of the county?  
Yes. The ZBA agreed (4-0) that it would be in harmony.
6. Would the special use, if granted, compete with or impede the existing zoned uses of other property within the zone?  
No. The ZBA agreed (4-0) that the use would not impede.
7. Would the special use, if granted, create a hardship on other landowners within the zone?  
No. The ZBA agreed (4-0) that there is no evidence a hardship would be created.
8. Would denying the special use create a hardship on the applicant?  
No. The ZBA agreed (4-0) it would be an inconvenience.
9. Is the subject land suitable for the special use and is the subject land suitable for the current zoned use?  
Yes. The ZBA agreed (4-0) that the land is suitable.
10. Would the special use, if granted, have a harmful impact upon the soil?  
No. The ZBA agreed (4-0) that there is no evidence it would have a harmful impact on the soil.
11. What is the Land Evaluation and Site Assessment (LESA) rating for the subject land? N/A

**MOTION:** Chambers made motion, seconded by Harrington to recommend approval to the County Board. Roll was called, all in favor and the motion carried.

These items will be considered by the County Board at their regular meeting on December 8, 2021.

**MOTION:** Harrington made motion, seconded by Lovin to adjourn. On voice vote, all in favor and the meeting adjourned at 1:38 p.m.

Respectfully submitted,

Keri Nusbaum  
Piatt County Zoning Officer