

Piatt County
Zoning Board of Appeals

April 28, 2022
Minutes

The Piatt County Zoning Board of Appeals met at 7 p.m on Thursday, April 28, 2022 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 and Keri Nusbaum. County Board members in attendance: Ray Spencer, Jerry Edwards.

MOTION: Lovin made motion, seconded by Chambers to approve the minutes from March 24, 22 as written. On voice vote, all in favor and the minutes were approved.

Public Comments: Kelly Vetter commented on wind turbines effect on eagles, birds and bats.

New Business

Thomas Tohill applied for a yard variation to construct a detached garage with a 5’ side setback from the property line on a 1.075 acre parcel of A-1 agricultural land located at 366 N 200 East Road, Cerro Gordo. Thomas Tohill was sworn in and explained his proposal to build a 20’ x 35’ detached garage. There were no objectors. The ZBA members reviewed the variation factors.

VARIATION ZONING FACTORS- Tohill

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

6. Is the property suitable for its current use?
Yes. The ZBA agreed (3-0) that the property is suitable for the current use.
7. Is the property suitable for the proposed use?
Yes. The ZBA agreed (3-0) that the property is suitable for the proposed use.
8. Is there a community need to deny the variance?
No. The ZBA agreed (3-0) that there is no evidence of a need to deny the variance.
9. Is the subject property non-productive with its current use?
Yes. The ZBA agreed (3-0) that the land is not currently in production.
10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?
No. The ZBA agreed (3-0) that the variance would not compete with the comprehensive plan.

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

This will be considered by the County Board at their meeting on May 18, 2022.

MOTION: Lovin made motion, seconded by Chambers to adjourn. On voice vote, all in favor and the meeting adjourned at 7:15 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer