Piatt County
Zoning Board of Appeals

December 15, 2022
Minutes

The Piatt County Zoning Board of Appeals met at 5:30 p.m. on Thursday, December 15, 2022, in Rm 104 of the Piatt County Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Attending were Dan Larson, Kyle Lovin and Keri Nusbaum.
County Board members in attendance:

MOTION: Lovin made motion, seconded by Larson to approve the minutes from November 17, 2022, as written. On voice vote, all in favor and the minutes were approved.

Public Comments:
None

New Business
David Hardin applied for a setback variation to allow construction of a solar array 6' 5" from the rear property line on a 1-acre parcel of RS land located at 5 Welsh Cobb Circle, White Heath. There is a 30' rear setback requirement in RS.
David Hardin was sworn in. He wants to install an individual solar array to supply power for his house and property. It would be approximately 9' tall.
Sally Nolan asked the generating capacity of the installation. It would be 1700 KW per month.
Kathleen Piatt asked about covenants for the subdivision. The homeowner states the HOA is not active.
Sheila Maloney was sworn in. She owns neighboring property and is concerned about the view from her home, and the negative effect on property values. She does not oppose solar but does oppose the variation to allow anything closer to the lot line
Larson asked why the panels cannot be on the roof. The roof is too chopped up to allow for a roof installation. The solar company recommended this location. The owner has no problem installing an 8-foot fence.
The ZBA would like to see other options for installation. The homeowner will explore other options and return with the possibilities.

MOTION: Lovin made motion to table, seconded by Larson. Roll was called, all in favor and the motion carried.

MOTION: Lovin made motion, seconded by Larson to adjourn. On voice vote, all in favor and the meeting adjourned at 6:04 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer