

Piatt County
Zoning Board of Appeals

May 25, 2023

Minutes

The Piatt County Zoning Board of Appeals met at 7:00 p.m. on Thursday, May 25, 2023 in Rm 104 of the Piatt County Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Attending were Jim Harrington, Bruce Stoddard and Keri Nusbaum. Kyle Lovin, William Chambers and Dan Larson were absent. County Board member in attendance: Jerry Edwards.

MOTION: Harrington made motion, seconded by Stoddard to approve the minutes from April 27, and May 9, 2023 as written. On voice vote, all in favor and the minutes were approved.

Public Comments: None

New Business

Kyle Koester applied for a yard variation to allow for construction of a storage building with a 25' rear setback on property zoned AC located at 1100 E 2150 North Road, in Lodge IL. Koester was sworn in. He sited the shape of the lot, along with the setbacks. It would allow for only a very small building to be constructed. He submitted the plat of the lot, and the plans for the building. There were no objectors. The ZBA considered the Variation zoning factors.

VARIATION ZONING FACTORS- Koester/Security Financial Inc.

1. Will the proposed use compete with the current use of the land?
No. The ZBA agreed unanimously (3-0) that the proposed use would not compete with the current use.
2. Will the proposed use diminish property values in surrounding areas?
No, The ZBA agreed unanimously (3-0) that the proposed use would not diminish the property values I the surrounding areas.
3. Would a denial of the variance promote the health, safety and general welfare of the public?
No. The ZBA agreed unanimously (3-0) that 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 unanimously (3-0) that it may not be a hardship, but it would be a serious inconvenience.
5. Would granting the variance create a hardship for the surrounding property owners?
No. The ZBA agreed unanimously (3-0) that granting the variance would not create a hardship for surrounding property owners.
6. Is the property suitable for its current use?
Yes. The ZBA agreed unanimously (3-0) that the property is suitable for its current use.
7. Is the property suitable for the proposed use?
Yes. The ZBA agreed unanimously (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 unanimously (3-0) that there is no evidence of a community need to deny the variance.
9. Is the subject property non-productive with its current use?
Yes. The ZBA agreed unanimously (3-0) that the property is non-productive with its current use.
10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?
No. The ZBA agreed unanimously (3-0) that a granting of the variance would not compete with the comprehensive plan.

MOTION: Harrington made motion, seconded by Stoddard to recommend approval to the County Board. Roll was call, all in favor and the motion passed unanimously.

The County Board will consider the request at their next meeting on June 14.

MOTION: Harrington made motion, seconded by Stoddard to adjourn. On voice vote, all in favor and the meeting adjourned at 7:13 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer