

Piatt County
Zoning Board of Appeals

June 22, 2023

Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, June 22, 2023 in Room 104 of the Piatt County Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Attending were Jim Harrington, Dan Larson, Kyle Lovin and Keri Nusbaum. William Chambers was absent. County Board members in attendance: Jerry Edwards, Todd Henricks, Gail Jones, and Kathleen Piatt.

MOTION: Harrington made motion, seconded by Lovin to approve the minutes from May 25, 2023 as written. On voice vote, all in favor and the minutes were approved.

Public Comments: Amy Antonioli of Arent, Fox, Schiff, representing Apex Clean Energy shared comments regarding their recommendations for rules and procedures regarding the upcoming wind hearings.

New Business

Scott McFarland, trustee for Mid Piatt Fire Protection District was sworn in. They wish to build an additional machine shed for equipment on property zoned A-1 located at 1220 E Old Route 47, White Heath. Between their two stations, they have a total of 12 fire trucks, a smoke trailer, and are acquiring a boat. In order to have a large enough area for the trucks to turn and for adequate storage, they need to build closer to the rear of the property. Their location is also used as a community center, and they plan to have a porch area to support the fish fries as well. The ZBA reviewed the variation zoning factors.

VARIATION ZONING FACTORS – Mid Piatt Fire

1. Will the proposed use compete with the current use of the land?
No. The ZBA voted unanimously (4-0) that the land is already in use by the fire district.
2. Will the proposed use diminish property values in surrounding areas?
No. The ZBA voted unanimously (4-0) that the proposed use would 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 (4-0) that a denial would not promote the health, safety, and general welfare of the public.
4. Would denying the variance create a hardship for the landowner?
No. The ZBA voted (4-0) it would be an inconvenience for the fire department.
5. Would granting the variance create a hardship for the surrounding property owners?
No. The ZBA voted unanimously (4-0) that it would not create a hardship.
6. Is the property suitable for its current use?
Yes. The ZBA voted unanimously (4-0) that the property is suitable for its current use.
7. Is the property suitable for the proposed use?
Yes. The ZBA voted unanimously (4-0) that the property is suitable for the proposed use. The use will remain the same.

8. Is there a community need to deny the variance?
No. The ZBA agreed unanimously (4-0) 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 (4-0) that the property is non-productive.
10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?
No. The ZBA agreed (4-0) that a variance would not compete with the Piatt County Comprehensive Plan.

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

The County Board will consider the request at their next meeting on July 12.

The Zoning Board members reviewed the proposed changes to the Rule and Procedures. The only changes proposed are regarding the time limits.

MOTION: Harrington made motion, seconded by Lovin to table the matter to the next regular meeting. Roll was called, the vote was unanimous, (4-0) and the motion carried.

MOTION: Larson made motion, seconded by Lovin to adjourn. On voice vote, all in favor and the meeting adjourned at 1:23 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer