

Piatt County  
Zoning Board of Appeals

August 24, 2023

**Minutes**

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, August 24, 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, and Keri Nusbaum. Kyle Lovin and William Chambers were absent.

County Board members in attendance: Todd Henricks, Jerry Edwards, Gail Jones and Kathleen Piatt.

**MOTION:** Harrington made motion, seconded by Larson to approve the minutes from July 27, 2023 as written. On voice vote, all in favor and the minutes were approved.

**Public Comments:** None

**New Business**

Alan Williams applied for a change in zoning classification for an 80-acre property located on Oakley

Road in Cerro Gordo from RS Residential Suburban to A1 Agriculture. Matt Clementi from Stantec and Jack Curry from Nexamp were in attendance representing Mr. Williams. They were sworn in and explained that if the zoning re-classification is granted, Nexamp would make application for an SUP for a 27-acre solar energy system on a portion of the property. No one spoke in opposition. The ZBA members considered the zoning factors.

**ZONING FACTORS- Allen Williams**

1. Does the current use restriction promote the health, safety, morals, or general welfare of the public?  
No. The ZBA members voted 3-0 the current use restriction does not promote the health, safety, general welfare of the public.
2. Will granting the zoning classification change be detrimental to the safety, comfort, or general welfare of the community?  
No. The ZBA members voted 3-0 that a change to the zoning classification would not be detrimental to the safety, comfort, or general welfare of the community.
3. Will granting the zoning classification change be injurious to the use and enjoyment of other property within the immediate vicinity?  
No. The ZBA members voted 3-0 that granting the zoning change would not be injurious to the use and enjoyment of the property within the immediate vicinity.

4. Will granting the classification change diminish property values of other property within the immediate vicinity?  
No. The ZBA members voted 3-0 that granting the zoning change would not diminish property values of other property within the immediate vicinity.
5. Is there adequate infrastructure to accommodate the change in use if granted (i.e. roads, utilities, drainage)?  
Yes. The ZBA members voted 3-0 that there is adequate infrastructure.
6. Are there adequate measures to provide ingress and egress to minimize traffic congestion in the public streets if the request is granted?  
Yes. The ZBA members voted 3-0 that there are adequate measures for ingress and egress.
7. Would the change in zoning classification, if granted, be in harmony with the overall comprehensive plan of the county?  
Yes. The ZBA members voted 3-0 that granting the zoning change would be in harmony with the comprehensive plan of Piatt County.
8. Would the zoning classification change, if granted, compete with or impede the existing zoned uses of other property within the zone?  
No. The ZBA members voted 3-0 that granting the zoning change would not compete with or impede the zoned uses of other property within the zone.
9. Would the change, if granted, create a hardship on other landowners within the zone?  
No. The ZBA members voted 3-0 that granting the zoning change would not create a hardship for other landowners within the zone.
10. Would denying the change create a hardship on the applicant?  
No. The ZBA members voted 3-0 that denying the zoning change would be an inconvenience for the applicant.
11. Is the subject land suitable for the proposed use and is the subject land suitable for the current zoned use?  
Yes. The ZBA voted 3-0 that the land is suitable for the current zoned use and the proposed use.
12. Is the applicant's property, as presently zoned, vacant? If so, how long has it been vacant?  
Yes. The ZBA members agreed 3-0 that the property is presently farm ground.
13. Would the proposed change, if granted, have a harmful impact upon the soil?  
No. The ZBA members agreed 3-0 that is no evidence the change would have a harmful impact on the soil.

14. What is the Land Evaluation and Site Assessment (LESA) rating for the subject land?  
The NRI/LESA score is 163.06 indicating a low level of protection.
15. Does the request for zoning classification change conform to the regulations of the zoned district? Yes. The ZBA members agreed that the change does conform.  
The Zoning Board must find that there is a public necessity for the special use.  
The ZBA agreed this was N/A

**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 September 13 at 9 a.m.

**MOTION:** Larson made motion, seconded by Harrington to adjourn. On voice vote, all in favor and the meeting adjourned at 1:21 p.m.

Respectfully submitted,

Keri Nusbaum  
Piatt County Zoning Officer