

Piatt County
Zoning Board of Appeals

February 22, 2024

Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, February 22, 2024 in Room 104 of the Piatt County Courthouse. Chairman Loyd Wax called the meeting to order. The roll was read. Attending were Wax, Kyle Lovin, Jim Harrington, and Keri Nusbaum. William Chambers and Dan Larson were absent.

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

MOTION: Lovin made motion, seconded by Harrington to approve the minutes from January 25, 2024 as written. On voice vote, all in favor and the minutes were approved.

Public Comments: None

Glenn and Deborah Curtis applied for a variation to allow a single-family dwelling on the parcel of agriculture land remaining after transfer of a 20' strip of ground. The new parcel is located at 818 E Old US 150, Farmer City.

Brennen Shobe, who is the prospective purchaser, was sworn in. He will build a large building to house his landscaping business if he purchases the property. Mr. Shobe is aware that he will need to apply for a special use permit to operate the business if he does this.

Susan McClure, who owns property to the east was sworn in. She has concerns about the entrance to the property, if any trees would be removed, and how a new building would be oriented on the property.

The ZBA members reviewed the variation zoning factors.

VARIATION ZONING FACTORS - Curtis

1. Will the proposed use compete with the current use of the land?
No. The ZBA agreed (3-0) that the proposed use will 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 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 (3-0) that a denial of the variance would not promote the health, safety or general welfare of the public.
4. Would denying the variance create a hardship for the landowner?
The ZBA agreed (3-0) that it would be an inconvenience for the landowner.
5. Would granting the variance create a hardship for the surrounding property owners?
No. The ZBA agreed (3-0) that it would not create a hardship for the surrounding property owners.

6. Is the property suitable for its current use?
Yes. The ZBA agreed (3-0) that the property is suitable for its 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 community need to deny the variance.
9. Is the subject property non-productive with its current use?
Yes. The ZBA agreed (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 (3-0) that a granting of the variance would not compete with the Piatt County Comprehensive Plan.

MOTION: Harrington made motion, seconded by Lovin, to recommend approval of the variation to the county board. Roll was called, all in favor and the motion carried.

The County Board will consider the request at their March 13 meeting.

Nicholas A Walker applied for a Special Use Permit to allow operation of a landscaping business at R-S zoned property located at 208 Duell Street, Milmine IL. Mr. Walker has been operating without a permit. No one was in attendance to speak for the petitioner. Richard Hedges was sworn in. He owns property adjacent to the subject property. He objects to the granting of the special use permit. He voiced concerns about employee parking, debris on the property line, and burning of landscape refuse.

Motion: Harrington made motion, seconded by Lovin, to table the matter until the petitioner can address the ZBA. Roll was called, all in favor and the motion carried. The matter will be tabled until the next regularly scheduled ZBA meeting.

MOTION: Harrington made motion, seconded by Lovin to adjourn. On voice vote, all in favor and the meeting adjourned at 1:45 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer