

Piatt County
Zoning Board of Appeals

July 24, 2025

Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, July 24, 2025 in Room 104 of the Piatt County Courthouse. Chairperson Loyd Wax called the meeting to order. The roll was read. Jim Harrington, Kyle Lovin and Keri Nusbaum attended. Dan Larson was absent. County Board members in attendance: Jerry Edwards, William Chambers, Gail Jones

The ZBA reviewed the minutes for June 26 and July 8, 2025.

MOTION: Harrington made motion, seconded by Lovin, to approve the minutes from June 25, 2025 and July 8, 2025 as written. On voice vote, all in favor and the minutes were approved.

Public Comments: Douglas Gerrib, Teri Tolach, and Karen Hanson spoke in opposition to the SV CSG Madden Creek Solar project.

Josh Dallas for purchasers of 1852 N 1400 East Road.

Jan Meyers letter in opposition to the Madden Creek Solar project was read.

New Business

Marshall Schrader applied for a variation to allow construction of a single-family dwelling on less than 20 acres of A-1 property at 1854 North 1400 East Road, White Heath. Marshall Schrader was sworn in. They purchased the property believing it was a buildable lot and are asking for a variation to build their retirement home and move closer to family. The ZBA members considered the variation factors.

VARIATION ZONING FACTORS – Schrader

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?
Yes. The ZBA agreed (3-0) that it would create an inconvenience for the applicant.
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?
No. The ZBA agreed (3-0) that the property is productive with its current use. It is the family farm.
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 to the County Board. Roll was called. All in favor and the motion carried.

Craig and Shannon Hicks applied for a variation to allow a single-family dwelling on less than 20 acres of A-1 property at 1852 North 1400 East Road, White Heath. Craig Hicks was sworn in. They have a potential purchaser for the property who wishes to build a house there. The ZBA members reviewed the variation factors.

VARIATION ZONING FACTORS – Hicks

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?
Yes. The ZBA agreed (3-0) that it would create an inconvenience for the applicant.
5. Would granting the variance create a hardship for the surrounding property owners?
No. The ZBA agreed (3-0) that there is no evidence it would 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 not a community need to deny the variance.
9. Is the subject property non-productive with its current use?
No. The ZBA agreed (3-0) that the property is productive with its current use. It is the family farm.

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

These items will be considered at the next County Board meeting on August 13, 2025 at 9 a.m.

Hammond Solar LLC applied for a special use permit for a commercial solar energy facility on A-1 property located at 280 N 900 East Road, Hammond IL. Rueben Grandon of GreenKey Solar was sworn in. They propose to develop a solar facility on approximately 35 acres. The ZBA members asked several questions. Mr. Grandon explained that the plans were preliminary. The lease is for 20 years with options up to 40 years. He said string inverters will be used in the center of the project which will be quieter. The panels will be installed up on posts. No hazardous or toxic materials will be used. It will be a pollinator friendly site. The ZBA members asked several questions regarding drainage in the area. Grandon said it is a preliminary drainage plan. He handed out plans which included changes to the site plan, and the location of the driveway. They have not pursued the required road use agreement. The ZBA members agreed that there are too many unanswered questions and preliminary plans to make a recommendation.

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

The ZBA took a 10-minute break and went back into session at 2:48 p.m.

SV CSG Madden Creek Solar applied for a special use permit for a commercial solar energy facility on A-1 property located at 1463 E 2850 North Road, Mansfield IL. Ryan Fulton of SunVest Solar, LLC was sworn in. They have a 35-year lease on the property, and it will be a community-scale facility. This site was previously approved for a solar project in 2018 but was never built. The proposed project would include approximately 35 acres. Fulton reviewed the site plan with the ZBA members. They had questions regarding the road use, drainage and the water issues this area has. This project does not have a road use agreement in process. After discussion, the ZBA members agreed that they do not have enough information to make a recommendation.

MOTION: Harrington made a motion to table; Lovin seconded the motion. Roll was called, all in favor and the motion carried.

MOTION: Harrington made motion, seconded by Lovin to adjourn. On voice vote, all in favor and the meeting adjourned at 3:30 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer

