

MACON COUNTY ZONING BOARD OF APPEALS

SPECIAL MEETING

HEARING MINUTES – JUNE 3, 2016

MEMBERS PRESENT

Bill Koretke, Vice Chair
Donald Wilson
Blake Noland
Ed Leonard, Alternate Member
Dennis Hughes, Alternate Member

COUNTY PERSONNEL PRESENT

Jennifer Hoffman, Planning & Zoning Director
Tracy Sumpter, Planning & Zoning
Michael Baggett, Assistant State's Attorney

MEMBERS ABSENT

Barb Lamont, Chairman
Andy Freeland

NEW BUSINESS:

- 5.1** V-01-05-16 a variance petition filed by Topflight Grain Cooperative Inc. requesting for a rear setback to be changed from fifty (50) feet to thirty-one (31) feet in (A-1) Agriculture Zoning.

Vice Chair Koretke asked for anyone wishing to speak on this matter to please stand to be sworn in.

Scott Docherty
General Manager for Topflight Grain Cooperative Inc.
420 W Marion St
Monticello, IL

Vice Chair Koretke apologized to the Petitioner for having to do this again.

Mr. Docherty stated the proposal is to put up a 105' diameter GSI steel tank. It will be located at the south end of our property. The south property line makes a little jog (pointed out on the map.) He explained they have the correct setbacks from one south property line but from the corner is where the issue is at and that is why we are asking for the variance today.

Vice Chair Koretke asked for any questions.

There were none.

Ms. Hoffman continues with her finding of facts/recommendation.

Petition: For a Variance requesting rear setback to be changed from fifty (50) feet to thirty-one (31) feet in (A-1) Agriculture Zoning.
Parcel Number: 10-02-35-100-013
Location: This property is commonly known as 593 Emery Road in Maroa Township.

Zoning: A-1 Agriculture

Finding of Facts

- Petitioner wants to build another grain bin on the property for commercial storage.
- The variance is needed to allow the rear setback to be changed from fifty (50) feet to thirty-one (31) feet. Under the Macon County Zoning Ordinance, Section 155.183 states the rear setback is 50 feet in for Agriculture zoning.

EFFECTS ON GENERAL WELFARE: None

EFFECTS ON NEARBY PROPERTY: None

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY: None

ADEQUACY OF UTILITIES & FACILITIES: Correct

INGRESS & EGRESS: Correct, it will stay the same as existing.

CONFORMITY TO REGULATIONS: With the passage of the Variance the property will conform.

STAFF RECOMMENDATION: You may vote to approve or deny this petition, or amend as appropriate. Staff has been on site and Staff recommends approval for a variance to change the rear setback from fifty (50) feet to thirty-one (31) feet in (A-1) Agriculture Zoning.

Donald Wilson made the motion to approve the petition and seconded by Blake Noland. All members present voting Aye. Motion carried (5-0)

Vice Chair Koretke asked if there was anything else the board needed to discuss.

Ms. Hoffman stated that we have one petition for the next month and thanks the members for coming today.

ADJOURNMENT: Donald Wilson made the motion to adjourn; Blake Noland seconded. All members present voting, Aye. Motion Carried. (5-0). Meeting adjourned at approximately 8:38 AM.

Minutes submitted by Tracy Sumpter, Macon County Planning and Zoning Dept.

