

**MACON COUNTY ZONING BOARD OF APPEALS**

**HEARING MINUTES – SEPTEMBER 1, 2021**

**MEMBERS PRESENT**

Barb Lamont, Chair  
Ron Grider  
Marcia Potrafka  
Blake Noland  
Dennis Hughes, Alternate Member #2

**COUNTY PERSONNEL PRESENT**

Jennifer Gunter, Planning & Zoning Director  
Tracy Sumpter, Planning & Zoning  
Debra Kraft, Macon County Board Member

**MEMBERS ABSENT**

Adam Brown  
Ed Leonard, Alternate Member #1

Chair Barb Lamont called the meeting to order at 8:30.

**MINUTES**

Blake Noland made the motion to approve August 4, 2021 minutes, seconded by Marcia Potrafka. All members present answering, Aye. Motion Carried (5-0).

**OLD BUSINESS:**

- 4.1 V-01-08-21 a petition filed by Pamela Connor requesting a variance to change the required minimum lot size from 10 acres to not less than 1 acre in (A-1) Agricultural Zoning. This property is located at 10830 Connors Road, Argenta, IL 62501. PIN: 05-03-26-300-001**

Mrs. Gunter stated the Zoning Board of Appeals approved this petition August 4, 2021.

Chair Lamont asked for any persons wishing to speak today to please stand so she could swear them in.

**NEW BUSINESS:**

- 5.1 S-01-09-21 a petition filed by Dennis & Tonya Brooks requesting renewal of a Special Use Permit for the operation of a sharpening business in (R-1) Single Family Residential Zoning. The property is located at 2914 S. Danny Drive, Decatur, IL 62521. PIN: 17-12-34-202-001**

Dennis Brooks  
2914 S Danny Drive  
Decatur, IL 62521

Mr. Brooks stated they have been operating the sharpening business at this location since 1997. It is a small residential business and they mainly focus on sharpening for the cosmetology and Pet grooming industry. They do some small chains and small knives, but nothing industrial.

Chair Lamont confirmed this is a renewal and asked if there had been any concerns or feedback.

Mrs. Gunter stated no there has not.

Mr. Brooks stated they sharpen household knives as well. Things have not changed in the past 15-20 years. He purchased the business from his parents in 2013 and has just kept things running as they always have.

Mrs. Gunter was called on to present her finding of facts.

Petition: For a renewal of a Special Use permit for the operation of a sharpening business in (R-1) Single Family Residential Zoning.

Parcel Number: 17-12-34-202-001

Location: This property is commonly known as 2914 S. Danny Drive, Decatur, IL 62521 in South Wheatland Township.

Acreage: .49 Acres

Zoning: R-1 Single Family Residential Zoning

### **Finding of Facts**

- This is a renewal Special Use Permit for Sharp Edges Sharpening Service.
- A special use permit is needed because the Macon County Zoning Ordinance (Section 155.008) defines a special use as a use, either private or public, which, because of its unique characteristics, cannot be properly classified as a permitted use in any particular district or districts. Therefor the Special Use Permit was needed because this property is zoned R-1 Single Family Residential Zoning.
- The Special use permit was first issued in 2001, and was renewed in 2006, 2011, and now 2021.
- The Planning & Zoning Department has not received any complaints on this property.
- There is no floodplain on the property.

EFFECTS ON GENERAL WELFARE: The establishment, maintenance, or operation of this Special Use will not be detrimental to or endanger the public health, safety, welfare, and morals.

**EFFECTS ON NEARBY PROPERTY:** The Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or substantially diminish and impair property values with the neighborhood.

**EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY:**  
The establishment of the Special Use Permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**ADEQUACY OF UTILITIES & FACILITIES:** No known problems with required utilities and facilities.

**INGRESS & EGRESS:** No known problems with ingress and egress from Grove Road.

**CONFORMITY TO REGULATIONS:** With the passage of the Special Use Permit by the Macon County Board, the property will conform.

**STAFF RECOMMENDATION:** You may vote to approve or deny this petition, or amend as appropriate. Staff has inspected the property and staff recommends **approval** with the following stipulations:

Stipulations:

1. This Special Use Permit constitutes a license issued to the named Petitioners only. This special use permit is not property nor does it convey any property right. This special use permit is, therefore, not assignable or transferable.
2. Employees shall be limited to the property owners plus two additional employees.
3. Signage shall be limited to one unlighted sign no more than 16 square feet.
4. Said property and all operations shall remain subject to all other applicable local, county, state, and federal regulations. Failure to do so will result in revocation of this special use permit and it will be effective immediately.
5. Special use permit is for a 10-year period. After that time, the permit may be renewed if approved. This special use permit expires: October 9, 2031.

Ron Grider made the motion to approve the petition, seconded by Blake Noland. All members present voting, Aye. Motion carried (5-0).

**CITIZEN'S REMARKS:** There were no citizen remarks.

Chair Lamont asked if there is anything for next month. Mrs. Gunter stated we have one, possibly two for next month.

**ADJOURNMENT:** Blake Noland made the motion to adjourn; Marcia Potrafka seconded. All members present voting, Aye. Motion Carried. (5-0). Meeting adjourned at approximately 8:37 A.M.

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