

MACON COUNTY ZONING BOARD OF APPEALS

HEARING MINUTES – DECEMBER 6, 2023

MEMBERS PRESENT

Barb Lamont – Chair
Ron Grider – Vice Chair
Dennis Hughes
Adam Brown
Marcia Potrafka
Clint Gordon - Alternate Member #1
Gary Hutchens – Alternate Member #2

COUNTY PERSONNEL PRESENT

Tracy Sumpter – Planning & Zoning
Amy McKinney – Environmental Management
Debra Kraft – County Board Member
Tamara Wilcox – County Administrator
Craig Shonkwiler – County Highway Engineer

MEMBERS ABSENT

No members absent

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

MINUTES

Ms. Potrafka made the motion to approve the October 4, 2023 minutes, seconded by Mr. Grider. All members present answering, Aye. Motion Carried (5-0).

Before reporting old business, Ms. Sumpter asked Chair Lamont to make an announcement.

Chair Lamont stated the first petition on the agenda, V-01-12-23, he has pulled that petition for the time being, and may or may not refile.

OLD BUSINESS:

- 4.1 S-01-10-23 a petition filed by Izaac Walton League of America requesting renewal of a Special Use Permit to allow the operation of a private campground in (R-1) Single Family Residential Zoning. The property is commonly known as 5179 Old Stagecoach Road, Oreana, Illinois. Whitmore Township PIN: 18-08-22-300-007**

Ms. Sumpter reported that ZBA approved this petition on October 4, 2023, EEHW approved the petition on October 26, 2023, and County Board Approved the petition on November 9, 2023.

- 4.2 S-02-10-23 a petition filed by Stephen & Shannon Comer requesting renewal of a Special Use Permit to allow a second residence on the property where a primary residence already exists in (R-4) Single Family Residential Zoning. The property is commonly known as 5874 Apollo Drive, Decatur, Illinois. Oakley Township PIN: 14-13-03-301-004**

Ms. Sumpter reported that ZBA approved this petition on October 4, 2023, EEHW approved the petition on October 26, 2023, and County Board on November 9, 2023.

Ms. Lamont stated we have 4 hearings today. She then asked that if anyone is wanting to speak on any of the hearings to please all stand up to be sworn in at one time.

NEW BUSINESS:

- 5.1 V-01-12-23 a petition filed by Rodney Rhoades requesting a Variance to change the required minimum lot size from 10 acres to 3.47 acres in (A-1) Agricultural Zoning. The property is commonly known as IL Route 121, Decatur, Illinois.
Long Creek Township PIN: 09-13-33-351-007 (part of)**

This petition has been withdrawn.

- 5.2 S-02-12-23 a petition filed by Classy Grass Services, LLC requesting a Special Use Permit to allow the operation of a landscaping business in (R-1) Single Family Residential Zoning. The property is commonly known as 2855 S Baltimore Ave, Decatur, Illinois.
Long Creek Township PIN: 09-13-29-352-016**

Chair Lamont stated our first one will be S-02-12-23, a petition by Classy Grass Services. Who is here to speak for this petition?

Ross Munsterman approached the podium. He stated his name and that he is the attorney for the business and the business owner himself, Cody Webber. Class grass is a local landscaping company, they have been operating in Macon County for many years now. I have the owner of the business Cody Weber with me in case you have any questions for him. Our petition for the special use permit is related to the property located at 2855 S. Baltimore Avenue. This was a property that was owned and operated as an ambulance outpost and depot for many years, most recently by HSHS St. Francis Hospital. They purchased this property from Decatur Ambulance Service about 5 years ago give or take and prior to St. Francis owning it, it was operated and owned by Decatur Ambulance Service also as an ambulance outpost and depot. For a number of years it has been operated as a commercial property despite being an R1 zoned property. My client's intention is to operate this in a very similar fashion to the ambulance service, in that it will primarily be used for storage of vehicles and equipment associated with his landscaping business, they're not expected to have any customers on the property, there is going to be no retail there. It's simply a tool shed and almost a barn looking structure where he is going to have some office space for himself, but there's not going to be any customers on the property. It will simply be vehicle storage and equipment storage. I think it is important to note that immediately adjacent to the west of this property is a garden center just off of lost bridge road there. There are similar uses in the area as far as his business is concerned and then again I would reiterate that this property has been used for business use for many, many years, to our knowledge with our incident. So we are simply intending to continue that business, a very similar business use, obviously different than an ambulance service, but we don't expect there to be any higher traffic,

there's not going to be any ingress or egress issues, there's not going to be any disturbance to the neighborhood from his business being operated there. For those reasons we respectfully request that the special use permit be recommend for approval. I am happy to answer any questions and my client, again, is here to answer any questions specifically about his business if anyone has any.

Ms. Potrafka asked if they intended to keep the existing buildings.

Mr. Munsterman stated that is correct. There is no intention to tear anything down. He said he knew that his client may want to expand, but of course before he did anything like that he would apply for the permits to do so. He no plans in the works at this moment, but potentially if it were necessary for his business he would.

Mr. Munsterman then stated, just to note. Class Grass Services, they are technically going to be the tenant, it's just a business structuring plan by my client. Classy Grass Services is going to be the tenant, they are not the owner. The owner is GBJ Enterprise, which you'll see here in a little bit for the variance. GBJ holds the title of property, they purchased it from HSHS. Classy Grass is the operating entity that will actually be having vehicles and equipment on the property, so they are technically a tenant. I just wanted to clarify that for you as well.

Ms. Lamont asked Ms. Sumpter if we needed to do the two hearings separately or if they could be done together.

Ms. Sumpter stated they should be done separately.

Ms. Lamont asked if there were any more questions.

Ms. Sumpter was called on to present the finding of facts.

Petition: For a Special Use permit to allow the operation of a landscaping business in R-1 Single Family Residential Zoning.

Parcel Number: 09-13-29-352-016

Location: This property is commonly known as 2855 S Baltimore Ave, Decatur, IL 62525 in Long Creek Township.

Acreage: .76 Acres

Zoning: R-1 Single Family Residential Zoning

Finding of Facts

- Owner is seeking to operate a landscaping business, primarily the storage of related vehicles and equipment.

- 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. Therefore the Special Use Permit is needed because this property is zoned R-1 Single Family Residential Zoning.
- Surrounding properties are zoned R-1 as well. The property to the west is currently being operated as a nursery and the property to the north is a church. The most recent use of subject property was ambulance service.
- There is floodplain located on the property. The petitioner has been informed that a flood elevation survey would be required for any building permits.

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.

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. Advertising sign regulations on the subject property shall comply with Macon County Zoning Ordinance.
3. Building permits shall be obtained as required.
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. Hours of operation for the business are 8:00 a.m. to 4:00 p.m. Monday through Friday.
6. This special use permit shall be for a 2 year period beginning January 11, 2024 and ending January 11, 2026.

Chair Lamont asked if anyone had any questions.

Ms. Potrafka asked if there had been any comment from the church north of the property.

Ms. Sumpter said there has not been any comments from them.

Mr. Grider made a motion to approve, seconded by Ms. Potrafka. All members present to vote, Aye. Motion carried (5-0).

5.3 V-03-12-23 a petition filed by GBJ Enterprise, LLC requesting a Variance to reduce the required side setback from 10 feet to 7.2 feet in (R-1) Single Family Residential Zoning. The property is commonly known as 2855 S Baltimore Ave, Decatur, Illinois. Long Creek Township PIN: 09-13-29-352-016

Chair Lamont stated the next one is V-03-12-23. A petition filed by GBJ Enterprise.

Mr. Munsterman came back to the podium. He stated as he previously mentioned GBJ Enterprise holds the title to this property and rents it to Classy Grass. GBJ is also owned by Cody Webber and his wife. Its common ownership with Classy Grass. It's company structuring to have two separate entities for reasons that we don't need to get into. GBJ has filed this petition for variance because of the large tan pole building on the property, this building has been there since 1991, obviously constructed by the prior owners. The problem that we are seeking to remedy with this variance is the setback requirement on his side lot. The code requires ten (10) feet of setback, currently according to the plat of survey, which was attached to our petition, it is only seven point two (7.2) feet from that property line. So we are about two point eight (2.8) feet too close. Again, this was a problem that was created by the prior owner, we are simply asking for this variance in order to keep the building where it is. We have no intention of tearing it down. Obviously that would cause great hardship financially for my client to have to tear it down and

move it essentially two point eight (2.8) feet further away. So we are simply seeking this variance in order to allow that building to remain where it's currently located. To our knowledge that building would not cause any public health, safety, or fire issues. There's not a building with in close proximity on the adjacent property so we don't foresee any issues there and we are not aware of any during the time that this property was owned by the prior owners.

Ms. Sumpter asked if they were planning to put an addition on the existing building. Is that the purpose for this variance?

Mr. Munsterman replied, my understanding is that if he was going to add on to any building on that property it would be this one. So in order to get ahead of any issue he would run into later down the road, he would like to get this variance.

Ms. Sumpter was called on to present the finding of facts.

Petition: For a Variance to change the required side setback from 10 feet to 7.2 feet in (R-1) Single Family Residential Zoning.

Parcel Number: 09-13-29-352-016

Location: This property is located at 2855 S Baltimore Avenue in Long Creek Township.

Zoning: R-1 Single Family Residential Zoning

Acreage: .76

Finding of Facts

- Petitioner wants to change the required side setback from 10 feet to 7.2 feet for an addition to existing outbuilding.
- The variance is needed to allow the side setback to be reduced by 2.8 feet. Under the Macon County Zoning Ordinance, Section 155.183 states the side setback for (R-1) Single Family Residential Zoning is 10 feet.
- There is floodplain on the property. The petitioner has been informed that a flood elevation survey would be required for any building permits.

EFFECTS ON GENERAL WELFARE: None

EFFECTS ON NEARBY PROPERTY: None

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY: None

ADEQUACY OF UTILITIES & FACILITIES: Correct

INGRESS & EGRESS: Already 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 the variance to change the required side setback from 10 feet to 7.2 feet in (R-1) Single Family Residential Zoning.

Chair Lamont asked if there are any questions.

Ms. Potrafka made motion to approve, seconded by Mr. Brown. All members present to vote, Aye. Motion carried (5-0).

**5.4 V-04-12-23 a petition filed by Norman & Mary Ross requesting a Variance to reduce the required minimum lot size from 10 acres to 5 acres in (A-1) Agricultural Zoning. The property is commonly known as 6551 Ocean Trail Road, Decatur, Illinois.
Long Creek Township PIN: 09-13-27-251-005**

Chair Lamont stated the next one is V-04-12-23, a petition filed by Norman and Mary Ross for a variance to reduce minimum lot size.

Norman and Mary Ross both came to the podium.

Mr. Ross stated they are requesting this variance for estate planning. Our son lives out of town, so we are asking for this variance in the event he should decide, when we no longer are able to take care of the property, that he will take care of the property and it would be divided so that he would have a residence that he could live in if he chose and the remaining ground is farm ground which will never change, there is no problem with access to any of this ground. We are bordered by Ocean Trail and Esther Avenue, so there is plenty of entrance areas to this property. Once again we did this since we are getting up there in years and we want to give the opportunity to our son to do with the property as he so chooses. So that's the reason we ask for this variance.

Mrs. Ross stated they would rather get a variance to take the property from ten to five acres rather than take more ground from the farm ground.

Chair Lamont asked if any one has any questions.

Ms. Potrafka confirmed that this was an "L" shaped property and that the corner at Esther and Ocean Trail is a separate parcel.

Mrs. Ross confirmed and stated that her sister and the original farm land, and when our mother died she got the acre and 3/10 there on the corner where the old farm house is.

Ms. Sumpter was called on to present the finding of facts.

Petition: For a Variance, to change the required minimum lot size from 10 acres to 5 acres in (A-1) Agricultural Zoning.

Parcel Number: 09-13-27-251-005

Location: This property is located at 6551 Ocean Trail Road in Long Creek Township.

Zoning: A-1 Agricultural Zoning

Acreage: 49.14

Finding of Facts

- Petitioner wants to separate the house from the existing 49.14 acres of farmland.
- The variance is needed to allow the minimum lot size to be reduced from 10 acres to 5 acres. Under the Macon County Zoning Ordinance, Section 155.183 states the minimum lot size for Agriculture is 10 acres.
- The petitioner cannot automatically reduce the lot size to one acre minimum because the house was not built prior to 1970.
- Per the Supervisor of Assessment records, the house was built in 2013.
- There is no floodplain located on the property.

EFFECTS ON GENERAL WELFARE: None

EFFECTS ON NEARBY PROPERTY: None

EFFECT ON DEVELOPMENT OF SURROUNDING PROPERTY: None

ADEQUACY OF UTILITIES & FACILITIES: Correct

INGRESS & EGRESS: Already 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 the variance to change the required lot size from 10 acres to 5 acres in (A-1) Agricultural Zoning.

Ms. Potrafka made a motion to approve as presented, seconded by Mr. Grider. All members present to vote, Aye. Motion carried (5-0).

5.5 S-05-12-23 a petition filed by Oreana Renewables, LLC requesting a Special Use Permit to allow the development and construction of a solar energy system on approximately 21 acres of an existing 78 acre tract of land and within a 3 year period, obtain a building permit and begin to establish the use in (A-1) Agricultural Zoning. The property is commonly known as the Northeast Corner of Jordan Road and Connors Road, Argenta, Illinois. . Whitmore Township PIN: 18-08-02-300-004

Chair Lamont stated, our next one is S-05-12-23 a petition by Oreana Renewables LLC for a special use permit for approximately 21 acres for solar energy system.

Matt Walsh with Nexamp approached the podium. He stated this project is a project that was approved last year, so those of you that were here in September 2022 have seen this project once before. The history on it was the north side of the site we had initially started designing the project, but Ameren told us that wasn't going to work but their territory was on the south half of the site. So we redesigned it, had it approved by Macon County on the south half of the property and Ameren came back to us and said we've read our maps wrong our territory is only on the north half of the property. So we are back here again with a new petition, given that it's on a different side of the property. All the details of the property are essentially the same.

Mr. Walsh then began his power point presentation with a brief history of Nexamp, an explanation of Nexamp procedures, and an explanation of the typical equipment used for their solar projects (See attached presentation).

Carl Broberg, civil engineer hired by Nexamp, approached the podium to give more specific project details.

Mr. Broberg stated the property is located at the northeast corner of Connors and Jordan Road. It is on the Robert Brucker property. Proposed access is off of Connors Road. We will comply with the Macon County Zoning Ordinance, the State of Illinois storm water permitting requirements, and the citing law. We will have a decommissioning plan and a road use agreement as a component of this design package. Connors Road access will be applied for and conforming with Macon County Division of Transportation requirements and any other township requirements as well. Drain tiles have been mapped on the property. We will be planning to have a rerouting or mitigation plan for any drain tiles on the property which could come in contact with the piles. That will be reflected in the construction documents. The topography of the site is predominately flat, there is about a six (6) foot difference in grade from the north side of the property to the south side of the property. I would say that generally, the water flows from the north to the southeast although it kind of sheds off in many different directions, as it is fairly flat. There is a drainage ditch along the west side of the property and along the south side of the property. We don't plan to modify those drainage areas at all. In fact, the plan would be not to modify any of the general drainage patterns where the arrays go anyway. The zoning of the parcel is A1 and everything around the parcel is A1 as well, with the exception of the Derek and Julie Schmidgall property at the southeast corner of Jordan and Connors, which is approximately sixteen hundred (1600) feet south of the proposed improvements. Danny D Manning parcel is located on the west

side of the greater parcel and facilities are planned to be constructed approximately four-hundred twenty (420) feet away from that. We will provide vegetative screening along the west side of our facility. The development of the project will be in compliance with the Macon County Code Chapter 152 for storm water management. We will have erosion control devices including silt fences, tracking pads, concrete wash out areas if there is any concrete, which would be very marginal amount of concrete perhaps for some of the poles, but we do need to comply the Illinois EPA standards for concrete wash out on the site. So we will employ silt fence, tracking pad, seeding, and there will be sweeping on the main road if there is any tracking. Storm water runoff, the site is expected to be reduced during the life the project. This is due the changeover of the planting type from agricultural to prairie seed mix or pollinator seed mix. There is no flood plan on the property and wetlands have been avoided.

Mr. Walsh began speaking again. He stated, just to give you a little bit more context, the project is located half way between Oreana and Argenta. It is going to be located in the northeast quadrant of the property and as you can see the project was originally located on the south end and has now been relocated to the north. This particular location, while a bit closer to the parcel to the west, it is now significantly further away from the south parcel and there is a homestead on the southeast corner of the property so there will be less impact with the new location. There is one drain tile that kind of runs along the west side of the project. The project won't impact that main tile, but there will be some finger tiles that we've been in contact with Seevers, the tiler that installed the system originally to make sure that our project either protects what has been installed or relocates it appropriately. The last image I wanted to share is the landscape plan. Code requirements are fifty (50) feet setbacks from all property lines and one hundred fifty (150) feet setbacks from adjacent residential properties, from the exterior wall. When we look at the setbacks that are designed in this project, the project is nearly three (3) times further away from the nearest residents than what is required by code. We have designed the project to push it as far to the east as possible. In addition we have decided to add in landscape screening, so that the entire project is screened from Connors Road. We are keeping all activity on the east side of that screen. In addition the project will seeded with a pollinator mix around the perimeter. We have an idea that we are kicking around and have used in several locations, is to use sheep to graze the site within the fence. Slightly different pollinator mix that would be used inside the fence potentially, but that's an opportunity potentially pursue to get some more agricultural activities, not be having to mow the pollinators, using the sheep to do that for us. The drive way location is at the very north end of the property, so being mindful again, trying to keep all activities from the adjacent residents.

Mr. Walsh then shared a few images from google street view of the property. The images are in the attached presentation.

Chair Lamont asked if there was house across the street on Jordan Road.

Mr. Walsh responded, yes and the project has moved significantly away from there. It's almost sixteen hundred (1600) feet away. It has moved closer this particular residence (pointing to the residence on Connors Road) but overall I think the design is improved from what the original project was.

Mr. Brown asked, you have two (2) tracker systems listed in the brochure, the pioneer tracker and the voyager tracker, are you planning on starting with the pioneer tracker?

Mr. Walsh responded, we are debating between two (2) systems right now. The big change right now for us is we are trying to use domestic content on all of our projects and there is not a lot of companies out there right now that are domestically producing all the steel required for these projects, so there is two companies out there that provide those services that we are comfortable using and so we are kind of leaving our options open to which company we ultimately want to go with.

Mr. Brown asked if that would change the footings if they are put in concrete or not.

Mr. Walsh stated they both have the same design parameters. They are steel footings, the spacing on the I-beams would be different depending on what system we go with. We don't use concrete on any of our projects in Illinois. At least for the tracker system, we use concrete for the concrete pad the equipment sits on.

Mr. Brown asked, you would have to drive those below the freeze/thaw line I assume?

Mr. Walsh replied, correct. Typically in Illinois we see somewhere between eight (8) and ten (10) feet is where they go into the ground.

Chair Lamont asked if there would be security cameras in place around the area.

Mr. Walsh answered, there is one centralized camera that will be on a pole in the center of the project area. Now, there are no lights on the project, it doesn't operate at night time, so visibility is somewhat limited when its dark out since we are trying to keep dark skies with the project.

Chair Lamont asked if anyone had any questions.

Ms. Potrafka asked basically what changed from your August petition was the location and the size?

Mr. Walsh told her that was correct.

Mr. Grider asked Ms. Sumpter, Do we not have a five hundred (500) feet setback? Is that from a residence? I here they've got fifty (50) feet setback.

Ms. Potrafka stated they have changed the setbacks.

Mr. Walsh stated he thought there was statewide mandate to change all ordinances and that probably impacted whatever your group had previously.

Chair Lamont asked if anyone had any questions.

Ms. Sumpter was called on to present the finding of facts.

Petition: For a Special Use Permit to allow the development and construction of a solar energy system on approximately 21 acres of an existing 78 acre tract of land and within a 3 year period, obtain a building permit and begin to establish the use in (A-1) Agricultural Zoning.

Parcel Number: 18-08-02-300-004

Location: This property is commonly known as the Northeast Corner of Jordan Road and Connors Road in Whitmore Township.

Acreage: 78 Acres

Zoning: A-1 Agricultural Zoning

Finding of Facts

- A special use permit is needed because the Macon County Zoning Ordinance Section 156 states solar power plants and solar energy generation facilities, shall be permitted in the (A-1) Agricultural district as a special use.
- The application has been reviewed by Planning & Zoning staff and the plan meets the entire solar farm regulations stated in the Macon County Zoning Ordinance. (Section 156)
- This property previously was issued a special use permit in 2022. There has been a change in the size of the facility and the location on the parcel and therefore a new hearing was needed. The previous size of the facility was 12.3 acres.
- 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 Jordan 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 does not constitute a license issued to the name Petitioner only. The Special Use Permit is intended to “run with the land.”
2. The Special Use Permit is assignable or transferable only upon the sale or transfer in ownership of the subject property.
3. Building permits shall be obtained from the Planning & Zoning Department as required.
4. Building permits will not be issued until a decommissioning bond is paid in full.
5. Said property and all operations shall be in compliance at all times with all applicable federal, state, and local laws and regulations. Failure to be in compliance may result in the suspension or revocation of this special use permit.

This Special Use Permit will be voided if a building permit is not pulled and construction has not begun within 3 years from the date of approval. This permit will be reviewed periodically for compliance as frequently as is deemed necessary by the Macon County Zoning Administrator, but not less frequently than once every ten (10) years.

Ms. Potrafka asked if that was standard length of time for inspections, every ten (10) years.

Ms. Sumpter stated it has to be viewed periodically, just to check to make sure they are in compliance. You can definitely do it more than that, but at the very least once every ten (10) years.

Chair Lamont asked if they had to have some kind of plan with the fire department in case something would happen out there.

Ms. Sumpter answered, yes. That would need to be submitted when they submit the building application permit. In their packet, I believe they did submit an emergency plan.

Ms. Potrafka made a motion to approve the petition as presented, seconded by Mr. Grider. All members present to vote, Aye. Motion carried (5-0).

Chair Lamont asked if there were any citizen comments. There were none.

Chair Lamont asked if there is anything for next month.

Ms. Sumpter stated at this time we potentially have one coming in today.

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

ADJOURNMENT: Ms. Potrafka made the motion to adjourn; Mr. Grider seconded. All members present voting, Aye. Motion Carried. (5-0). Meeting adjourned at approximately 9:19 A.M.

Minutes submitted by Amy McKinney, Macon County Planning and Zoning Dept.