

Piatt County
Zoning Board of Appeals

August 27, 2026

Minutes

The Piatt County Zoning Board of Appeals met at 1:00 p.m. on Thursday, August 27, 2026 in Room 104 of the Piatt County Courthouse. Chairperson Loyd Wax called the meeting to order. The roll was read. Jim Harrington, Robert Chambers, States Attorney Perry and Keri Nusbaum attended. Dan Larson and Kyle Lovin were absent.

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

The ZBA reviewed the minutes for July 23, 2026.

MOTION: Harrington made motion, seconded by Chambers, to approve the minutes from July 23, 2026 as written. On voice vote, all in favor and the minutes were approved

Public Comments: Clark Gallagher commented that he was concerned about the driveway location on the property in Milmine.

Old Business

The road use agreement for the Mansfield gravel pit is in process.

New Business

James Reed was sworn in. He is the manager of RF Land LLC. They wish to separate and convey ownership of a homestead on 1.35 acres. Piatt County zoning ordinance requires a minimum of two acres to separate a homestead in existence prior to September 2010.

The zoning board considered the zoning factors.

VARIATION ZONING FACTORS -RF Land LLC

1. Will the proposed use compete with the current use of the land?
No. The ZBA members agreed (3-0) that the proposed use of the land will not change.
2. Will the proposed use diminish property values in surrounding areas?
No. The ZBA members agreed (3-0) that the proposed use will no diminution property values in the area.
3. Would a denial of the variance promote the health, safety and general welfare of the public?
No. The ZBA members agreed (3-0) that a denial would not promote the health, safety and general welfare of the public.
4. Would granting the variance create a hardship for the surrounding property owners?
No. The ZBA members agreed (3-0) that granting the variance would not create a hardship for the surrounding property owners.

5. Is the property suitable for the proposed use?
Yes. The ZBA members agreed (3-0) that the property is suitable for the proposed use.
6. Is the subject property non-productive with its current use?
Yes. The ZBA members agreed (3-0) that the property is not in production.
7. Would a granting of this variance compete with the Piatt County Comprehensive Plan?
No. The ZBA members agreed (3-0) that the variance would not compete with the comprehensive plan.

Motion: Jim Harrington made a motion to recommend approval to the County Board.
Robert Chambers seconded the motion. Roll was called. All in favor and the motion carried.

Sylvia Whitehouse applied for a Special Use Permit to allow two tiny houses and an accessory structure on one parcel of R-S zoned land located at 204 Shimp Street, Milmine.

Sylvia Whitehouse was sworn in. She purchased the lot and had it surveyed. The plan is to have one tiny house for her and one for her son, along with a separate shed between. There will also be a carport. The driveway will not be located in the area Gallagher was concerned about. The ZBA considered the zoning factors.

ZONING FACTORS (SPECIAL USE PERMITS)- Whitehouse

1. Does the current special use restriction promote the public health, safety, morals, or general welfare?
Yes. The ZBA voted (3-0) that the current restriction does promote the health, safety, morals and general welfare.
2. Will granting the SUP be detrimental to the public health, safety, comfort, or general welfare?
No. The ZBA voted (3-0) that granting the SUP would not be detrimental to the public health, safety, or general welfare.
3. Will granting the special use be injurious to the use and enjoyment of other property within the immediate vicinity?
No. The ZBA voted (3-0) that granting the special use would not be injurious to the use and enjoyment of other property.
4. Will granting the special use diminish property values of other property within the immediate vicinity?
No. The ZBA voted (3-0) that granting the special use would not diminish property values within the vicinity.
5. Are there adequate utilities, access roads, drainage, and /or necessary facilities to accommodate the special use? If not, are those things being provided?
Yes. The ZBA voted (3-0) that there are adequate utilities, roads, drainage and facilities to accommodate the special use.
6. Are there adequate measures to provide ingress and egress to minimize traffic congestion in the public streets if the SUP is granted?
Yes. The ZBA agreed (3-0) there are adequate measures to provide ingress and egress.

7. Would the special use, if granted, compete with or impede the existing zoned uses of other property within the zone?
No. The ZBA agreed (3-0) that the special use would not compete with or impede existing zoned uses of other property in the zone.
8. Would the special use, if granted, have a harmful impact upon the soil?
No. The ZBA agreed (3-0) there the special use would not have a harmful impact on the soil.
9. What is the Land Evaluation and Site Assessment (LESA) rating for the subject land?
N/A
10. Does the SUP conform to the applicable regulations of the zoned district? The Zoning Board must find that there is a public necessity for the special use.
Yes. The ZBA agreed (3-0) that the special use would conform to the regulations of the district. There is no evidence of a public need.

Motion: Chambers made motion, seconded by Harrington, to recommend approval to the County board. Roll was called, all in favor and the motion passed.

The County Board will consider the matters at their regular meeting on September 9, 2026.

Motion: Harrington made motion, seconded by Chambers to adjourn. On voice vote, all in favor. The meeting was adjourned at 1:27 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer