Piatt County Zoning Board of Appeals

April 26, 2018

Minutes

The Piatt County Zoning Board of Appeals met at 7:00 p.m. on Thursday, April 26, 2018 in Room 104 of the Courthouse. Vice Chairman Jerry Edwards called the meeting to order. The roll was read and Nusbaum announced there was a quorum. Attending were: Jerry Edwards, Dan Larson, Kyle Lovin and Keri Nusbaum. Zoning Board of Appeals member not in attendance was: Loyd Wax.
County Board members in attendance were: Ray Spencer

MOTION: Dan Larson made motion, seconded by Kyle Lovin, to approve the minutes from March 22, 2018 as written. On voice vote, all in favor, motion carried.

New Business: Variation
Nusbaum read the application information. Richard Hedges applied for a variation on March 21, 2018. He asks for a variation to allow the construction of a pole barn over 1200 sq. ft. as an accessory building for private storage. Piatt County Zoning Ordinance limits accessory buildings to 1200 sq. ft. in RS zoning. Mr. Hedges proposes a 3312 sq. ft. building.
Richard Hedges was sworn in and stated he has quite a few lawnmowers and other equipment to store. There is an existing small shed in poor condition on the lot, which he will remove and replace with the new larger building. He said he has spoken with all of his neighbors, and no one has a problem with the large building. He has many items in his yard right now which would be stored inside the building.

<div align="center">

ZONING FACTORS- Richard Hedges

</div>

1. Will the proposed use compete with the current use of the land?
   No. The Zoning Board of Appeals agreed unanimously (3-0) that the proposed use would not compete with the current use of the land.

2. Will the proposed use diminish property values in surrounding areas?
   No. The Zoning Board of Appeals agreed unanimously (3-0) that the proposed use will not diminish property values in the surrounding area.

3. Would a denial of the variance promote the health, safety and general welfare of the public?
   No. The Zoning Board of Appeals agreed unanimously (3-0) that the proposed use will not diminish property values.

4. Would denying the variance create a hardship for the landowner?
   Yes. The Zoning Board of Appeals agreed that denying the variance would not allow the property owner to properly store his personal property.

5. Would granting the variance create a hardship for the surrounding property owners?
   No. The Zoning Board of Appeals agreed unanimously (3-0) that granting the application would not create a hardship for surrounding property owners. There were no objectors to the granting of the application.

6. Is the property suitable for its current use?
   Yes. The Zoning Board of Appeals agreed unanimously (3-0) that the property is suitable for its current use.

7. Is the property suitable for the proposed use?
   Yes. The Zoning Board of Appeals agreed unanimously (3-0) that the property is suitable for the proposed use.

8. Is there a community need to deny the variance?
   No. The Zoning Board of Appeals agreed unanimously (3-0) that there were no objectors and there is no evidence a community need to deny the variance.

9. Is the subject property non-productive with its current use?
   No. The Zoning Board of Appeals agreed unanimously (3-0) that the property is not non-productive currently. It is a house and lot.

10. Would a granting of this variance compete with the Piatt County Comprehensive Plan?
    No. The Zoning Board of Appeals agreed unanimously (3-0) that the granting of this variance would not compete with the Piatt County Comprehensive Plan.

MOTION: Dan Larson made motion to recommend the approval of the Variation requested to the County Board, seconded by Kyle Lovin. Roll was called. Larson – Yes; Lovin- Yes; Edwards- Yes; All in favor.

The County Board will hear this zoning matter at its regular meeting on May 9, 2018 at 9 a.m.

Public Comments – No further comments.

MOTION: Dan Larson made motion, seconded by Kyle Lovin to adjourn. All in favor. The meeting was adjourned at 7:11 p.m.

Respectfully submitted,

Keri Nusbaum
Piatt County Zoning Officer