

MACON COUNTY ZONING BOARD OF APPEALS

HEARING MINUTES – March 6, 2019

MEMBERS PRESENT

Barb Lamont, Chair
Bill Koretke, Vice Chair
Blake Noland
Ron Grider
Dennis Hughes, Alternate Member

COUNTY PERSONNEL PRESENT

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

MEMBERS ABSENT

Andy Freeland
Ed Leonard, Alternate Member

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

MINUTES

Bill Koretke made the motion to approve February 6, 2019 minutes, seconded by Blake Noland. All members present answering, Aye. Motion Carried (5-0).

OLD BUSINESS:

- 4.1 V-01-02-19 a petition filed by Topflight Grain Coop Inc. requesting the required side setback be changed from 50 feet to 37 feet and the maximum height be changed from 35 feet to 155 feet in (A-1) Agricultural Zoning. The property is commonly known as 594 Emery Road, Maroa, IL 61756.
PIN 10-02-35-100-017

Mrs. Gunter stated Zoning Board of Appeals approved the petition on February 6, 2019.

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

NEW BUSINESS:

- 5.1 V-01-03-19 a petition filed by Adam Herbert requesting the required setback to house animals be changed from 75 feet to 60 feet in (A-1) Agricultural Zoning. The property is commonly known as 10651 Riley Road, Macon, IL 62544.
PIN 16-20-04-200-004

Adam Herbert
10651 Riley Road
Macon, IL 62544

Mr. Herbert stated he made a mistake when he built his shed and did not realize he needed the extra 15 feet for the livestock right of way. He built it 60 feet off the road and he found out it needs to be 75 feet.

Ron Grider asked Mr. Herbert to point out on the map where the shed is located.

Mr. Herbert stated he bought another 66 acres and so he owns 76 acres. He put the shed in the northeast corner because he is trying to make every ounce of his farm produce an income. He pointed out some areas of his property that are in a tree program or a federal program. He also has CRP buffers on the side of those. He stated he has a patch of alfalfa because he had been planning to do this, he pointed to an area on his property that he stated is lighter soil so it does not really grow very good so this was the best spot to build the shed.

Bill Koretke asked what he would be doing with the manure and how many head, he asked if it is a feedlot.

Mr. Herbert stated it would be a feedlot; he will fence off a pasture by his house and turn them loose on the weekends when he is home. He stated it is feeder cows, just kind of a hobby farm for him. He will get anywhere from six to ten heads, just depends what he comes across and how it all goes. As far as the manure, he will clean the lot, stack it and then spread it on the good farm ground.

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

Petition: For a Variance, requesting the required setback to house animals be changed from 75 feet to 60 feet in (A-1) Agricultural Zoning.

Parcel Number: 16-20-04-200-004

Location: This property is commonly known as 10651 Riley Road in South Macon Township.

Zoning: A-1 Agricultural Zoning

Acreage: 10.0 Acre

Finding of Facts

- The shed was built without a building permit being issued. At the time of the building permit review, it was discovered that the building was going to house animals and the setbacks for animals could not be met.

- The variance is needed to allow the shed to be built closer to the front property line. Under the Macon County Zoning Ordinance, Section 155.051 (B)(1) states stables, barns, and any building housing animals, livestock, or poultry must be setback at least 75 feet from all property lines.
- There is no floodplain 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 a variance for the required front setback to house animals be changed from 75 feet to 60 feet in (A-1) Agricultural Zoning.

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

Ron Grider asked Mrs. Gunter is this needed to go to the County Board.

Mrs. Gunter stated no, variance petitions are only approved by the Zoning Board of Appeals.

CITIZENS COMMENTS: None.

Chair Lamont asked Mrs. Gunter if the board has anything for next month.

Mrs. Gunter stated so far, we do not have anything for next month.

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

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