

**MINUTES
LAND USE COMMITTEE REGULAR
MARCH 22, 2021 @ 4:00 P.M.**

MEMBERS PRESENT: James Dillon - Chairman; Eden Blair – Vice Chair, Jennifer Groves Allison, Brian Elsasser – via telephone, William Watkins, Sharon Williams

MEMBERS ABSENT:

OTHERS PRESENT: Jennie Cordis Boswell - State's Attorney's Office; Scott Sorrel – County Administration, Kathi Urban, Andrew Braun, Sarah Cox – Planning & Zoning;

Call to Order:

Mr. Dillon called the meeting to order at 4:01 p.m.

Dr. Blair made a motion to allow Mr. Elsasser to participate via telephone and was seconded by Ms. Allison. (5-0)

Approval of Minutes:

A motion to approve the Land Use Committee minutes from February 22, 2021 was made by Ms. Williams and seconded by Dr. Blair. A vote was taken, and the motion carried with Mr. Elsasser voting aye via telephone. (6-0).

Reports/Other Minutes/Updates:

Tri-County Regional Planning Commission Minutes: No questions or comments.

Unsafe Structures: No questions or comments.

Development Summary: No questions or comments.

Zoning Case #006-21-U, Petition of DGOGChillicotheil07152020 LLC (Withdrawn)

Zoning Case #008-21-Z, Petition of DGOGChillicotheil07152020 LLC (Withdrawn)

Zoning Case #009-21-Z, Petition of DGOGChillicotheil07152020 LLC (Withdrawn)

Mr. Dillon commented, for the record, that the three Dollar General cases were denied by the ZBA, and the requests were subsequently withdrawn by the petitioner. Mr. Elsasser inquired about the main reasons for denial. Ms. Urban gave a brief summary of the requests and stated that both staff and the Zoning Board believed that it was inconsistent with the Land Use Plan, inconsistent with the surrounding character of the neighborhood, and inconsistent with the surrounding zoning. Mr. Dillon also noted that, because the proposed location was within one and a half miles of the City of Chillicothe, they could have demanded a super-majority vote. Ms. Urban stated that they had not filed their objection with the county clerk to force the super-majority vote but could have done so.

Mr. Dillon moved to receive and file the reports.

Zoning Cases:

010-21-U Petition of David L. & Amy L. Goeken

Ms. Williams made a motion to approve the special use request and was seconded by Dr. Blair.

Ms. Urban summarized the case. A Special Use request from Section 20.5.2.2.1.a.1 of the Unified Development Ordinance. This section allows for a special use when a proposed land split does not meet the 25 acre minimum lot size nor the 1 dwelling unit per 25 contiguous acres density requirement in the “A-2” Agricultural District. The petitioner proposes to divide 1.5 acres from an existing 15.38 acre tract on Allen Avenue in Limestone Township. There is a single family dwelling and a shed on the parcel, and the parcel is mostly timber. The zoning to the south and east is also “A-2”, and “R-2” Medium Density Residential to the north and west. Most of the adjacent parcels are used residentially; however, across Kickapoo Creek Rd. is railroad tracks and creek. The petitioners are proposing to create the lot to sell the existing home and build a new home on the remaining parcel. This is consistent with the surrounding land use and zoning. This has a low LESA score as it is not being used for agriculture. There is public sewer and water. It would be served off Allen Avenue, and there was no comment from Limestone Township Road Commissioner; however, the County Highway Department stated that if access was requested off Kickapoo Creek Road, the owners would need to contact her office. This is consistent with our Peoria County Land Use Plan, and the Limestone Township Planning Commission has recommended approval. Staff has recommended approval with a restriction. This restriction is an ordinance requirement: Parcels created by the approval of a Special Use may not be divided again, even if subsequently combined with other parcels, unless a rezoning is granted by the County Board or unless each lot to be created meets the 25 acre minimum lot size of the “A-2” Zoning District. The Zoning Board unanimously recommended approval with restriction.

A vote was taken and the motion carried, with Mr. Elsasser voting aye via telephone. (6-0)

Miscellaneous:

Ms. Urban provided a log of homes for the Strong Communities Program Grant that was approved at the last County Board meeting. This is a running log of properties that meet the requirements for the grant as far as being unsafe or unfit for human occupancy or an attractive nuisance. The properties also meet the abandoned property requirement for the grant. The properties come to Planning and Zoning by complaint and are prioritized by the nature of the deficiencies. The list is fluid, and some properties come off the list if they become compliant or ownership changes. New ones are added as the department is made aware of them. These also coincide with what is on the unsafe structure report that is included every month with the committee informational packet.

Adjournment:

Mr. Dillon adjourned the meeting at 4:07 p.m.

Recorded by: Sarah Cox, ZBA Administrative Assistant