

PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE
MINUTES
MARCH 16, 2017
6:00 PM

PRESENT: Greg Stumpf – Chairman, David Mendenhall – Vice-Chairman, Abe Forsyth, Linda Fulgenzi, Craig Hall, Lisa Hills, Jason Ratts, Rose Ruzic, Sam Snell, Mike Sullivan and Linda Douglas-Williams.

ABSENT: Annette Fulgenzi

OTHERS: Trustin Harrison, Dan Mosher, Jim Stone, Steve Keenan, Emily Prather, and Mary Carter.

Chairman Stumpf called the meeting to order at 6:00 pm. He asked for a motion to approve the minutes from February 16th & the joint meeting of February 20th. L. Fulgenzi made a motion and Ratts seconded. Motion carried 11-0.

Public Health: Chairman Stumpf thanked Jim Stone for having their website updated with home kitchen links. Jim Stone reported that he has an FYI for the committee regarding the building code grading schedule. The Verisk Company wants to come in and do a building code effectiveness grading scale. They take this info and share with insurance companies and supposedly it has something to do with their rates. They can't show us any benefit to the county. They will come in and look at permits and codes. Stone says we haven't signed up to do it. He asked the committee if they want his department to do it. Chairman Stumpf says maybe the Verisk Company can come to a meeting and explain what the benefit is to the County to participate.

Jim Stone presented the department's requisitions for approval. Ratts had a question about one of the requisitions. He asked Stone what Bio Defense Network New Project Research was. He said that it's a company who will be helping them with PODs (Point of Distribution) and getting them set up. Stumpf asked for a motion to approve the Department of Public Health requisitions. Mendenhall made a motion to approve and Sullivan seconded. Motion carried (11-0).

Stone reminded the committee about the joint Finance/Public Health committees meeting on Thursday, March 23rd at the Department of Public Health at 5pm.

Zoning Board of Appeals: Trustin Harrison & Steve Keenan reviewed the agenda with the committee.

2017-008 Thomas Clement
County Board Member: Rose Ruzic, District # 18
Address: 301 & 317 N. Stephen Ave, Springfield, IL 62702
Tax ID # 14-25.0-352-048 & 051 Township: Springfield

Petitioner requests for Lot 147 & Lot 148 a rezoning from “RM-4” Manufactured Home District to “R-2” Single-Family and Two Family Residence District. For Proposed Parcel 1: a variance to allow the lot width to be sixty (60) feet instead of the required eighty (80) feet; and, for Proposed Parcel 2: (a) a variance to allow the side yard to be one (1) foot instead of the required five (5) feet for the accessory structures, (b) a variance to allow an accessory structure to be within the required front yard, and (c) a variance to allow the front yard setback to be four (4) feet instead of the required twenty-five (25) feet for the accessory structures.

Staff recommended approval. The purpose of this request is to allow the petitioner to reconfigure two lots and remove the split zoning so both parcels would be zoned R-2. Denying the property owner the variances would result in a hardship because the preexisting structures were constructed on smaller lots of record and likely predate the Zoning Ordinance.

2017-009

Sally Hundley

County Board Member: Tom Madonia, Jr. District #9

Address: 8740 Clarksville Road, Rochester, IL 62563

Tax ID # 23-36.0-100-007 & 008 Township: Rochester

Petitioners request for Proposed Parcel 1 (Parcel A): a variance to allow a parcel to be less than forty (40) acres (approximately 2.5 acres), and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width; and, for Proposed Parcel 2 (Parcel B) : a variance to allow a parcel to be less than forty (40) acres (approximately 37.5 acres), and a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width.

Staff recommended approval. The property can continue to be used economically.

2017-010

Ellen Mahan

County Board Member: Mike Sullivan, District #11

Address: 220 N. Koke Mill Rd, Springfield, IL 62711

Tax ID # 13-25.0-426-029 Township: Gardner

Petitioner requests for a rezoning from “A” Agricultural District and “B-1” Neighborhood Business District to “R-1” Single-Family Residence District, (a) a variance to allow the front yard setback to be approximately seventeen (17) feet instead of the required thirty (30) feet for the accessory structure, and (b) a variance to allow an accessory structure within the required front yard. Staff recommended approval. The purpose of this request is to remove the split zoning so the entire parcel will be zoned R-1 and to bring the preexisting accessory structure into compliance by granting front yard variances.

2017-011

Brian & Helen Rector

County Board Member: Todd Smith, District #2

Address: 411 Gabbert Rd, Cantrall, IL 62625

Tax ID # 06-16.0-400-007 & 008 Township: Fancy Creek

Petitioners request for Proposed Parcel 1 a rezoning from “A” Agricultural District to “R-1” Single-Family Residence District, a variance to allow the lot

depth to be greater than two and one-half (2 ½) times the lot width, and a variance to allow an accessory structure to be greater than the maximum height allowed in the “R-1” Single-Family Residence District of eighteen (18) feet (approximately 24 feet) in height; and, for Proposed Parcel 2: a variance to allow one (1) parcel less than forty (40) acres (approximately 5 acres). Staff recommended approval.
The purpose of this case is to allow two parcels to be reconfigured.

Regional Planning: Molly Berns—no report

The Zoning requisitions were reviewed and signed. Ruzic made a motion to approve the requisitions and Douglas-Williams seconded. Motion carried (11-0).

No public comment.

Harrison spoke about video gaming & the liquor committee last night. He wants to know if this committee is interested in developing new zoning classifications of B1 and B2 for video gaming. Harrison is going to bring paperwork to the next committee because if we make a change, it will be a text amendment.

Harrison reminded the members that in case you don't have your zoning paperwork with you, you can always pull up the information on your phone from the county's website.

Snell made a motion to adjourn and Sullivan seconded. Motion carried (11-0) and the meeting adjourned at 6:39 pm.