

PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE
MINUTES
OCTOBER 19, 2017
6:00 PM

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

ABSENT: Lisa Hills & Sam Snell

OTHERS: Trustin Harrison, Dwayne Gab, Jim Stone, Jessica Scaife, Steve Keenan, Molly Berns, Joe Ziebert, Ethan Hendricks, Todd Smith and Mary Carter.

Chairman Stumpf called the meeting to order at 6:00 pm. He asked for a motion to approve the minutes from September 21st. **Hall made a motion and Forsyth seconded. Motion carried (10-0)**

Public Health:

- Approval of Public Health Requisitions **Ratts made a motion to approve and Mendenhall seconded. Motion carried (10-0)**
- Approval to hire an RN/Case Manager at an annual salary of \$48,177.41 effective 10/18/17. Previous employee left the payroll on 9/18/17.
- Approval to hire a Clerk Typist II at an annual salary of \$33,648.69 effective 10/24/17. Previous employee will leave the payroll on 8/11/17.
- Approval to hire an RN/Case Manager at an annual salary of \$48,177.41 effective 11/27/17. Previous employee will leave the payroll on 10/27/17. **All three hires-motion to approve by Ruzic & seconded by L. Fulgenzi. Motion carried (10-0)**
- Approval of proposed amendments to recently enacted public health fee ordinance. **TABLED 8/3 & 9/21 A. Fulgenzi & Dwayne Gab spoke about the changes. Motion was made by A. Fulgenzi to move this agenda off the table, seconded by L. Fulgenzi. Motion carried (10-0) Douglas-Williams made a motion to approve & Ruzic seconded. Motion carried (10-0)**

Hall asked Director Stone if the mobile public health unit is ready to roll. He said it is not.

Zoning:

- Approval of Zoning Requisitions **L. Fulgenzi made a motion to approve & A. Fulgenzi seconded. Motion carried (10-0)**
- storage containers-Harrison talked about how we should address cargo containers. He presented the committee with paperwork that showed examples & also how other counties define them. Harrison said that we need to decide if we want to regulate them and if we do, how will we regulate them. Stumpf said we should ask the Sangamon County Farm Bureau.

Harrison also presented a zoning checklist to the committee that he is going to give to each zoning petitioner about the step by step process. Harrison asked that if anyone has anything to add to it, to let him know.

Trustin Harrison & Steve Keenan reviewed the agenda with the committee.

- 2017-044** James & Sandra Farris
County Board Member: Jeff Thomas, District #4
Address: 7563 New City Road, Rochester, IL 62563
Tax ID # 30-11.0-400-021 Township: Cotton Hill
Petitioner requests a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for both parcels. **Staff recommended approval.**
- 2017-045** Dennis Branner
County Board Member: Clyde Bunch, District #21
Address: 2727 S. Pasfield Street, Springfield, IL 62704
Tax ID # 22-09.0-205-009 & 0010 Township: Woodside
Petitioner requests a rezoning from “R-2” Single-Family and Two Family Residence District to “B-3” General Business District. **Staff recommended denial of the B-3 zoning. Staff recommends approval of a use variance to allow a glazier contractor’s business provided: (1) there is no outside storage of materials; (2) outside equipment storage is limited to the two enclosed trailers requested in the petition, to be completely surrounded by a solid fence in compliance with the Zoning Ordinance; and (3) the business is not open to the public.**
- 2017-046** Victoria Nwaobasi
County Board Member: Joel Tjelmeland, Jr., District #14
Address: 3220 Stanton Street, Springfield, IL 62703
Tax ID # 22-14.0-106-002 Township: Woodside
Petitioner requests a variance to allow for multiple uses in a mall setting. **Staff recommended approval.**
- 2017-047** Text Amendment Chapter 17.37 Solar Energy Systems
Amending Chapter 17.06.060 Exceptions From Applicability and creating Chapter 17.37 Solar Energy Systems. **Staff recommended approval. The ordinance meets the standards applicable to text amendments.**

Harrison says they worked with the Farm Bureau on the solar amendment. The first one is a personal solar plan with setbacks of 10 feet, cannot be in the front yard, it must be able to be disconnected and owner must report to the local fire district that they have one. The second plan is for solar farms- 5 acres and above, I-1 & I-2 districts, maximum 18 ft, setback of 50 ft, fence has to be 6 feet. There

would be an annual review done by Harrison's department and that would cost \$500 to the solar farm. They must have the 911 address posted. If a solar farm is de-commissioned, the soil must be restored to the agriculture standard that it was prior. Berns says that the General Assembly may tell counties what they can & can't do. We don't know yet.

- 2017-048** Beverly Buck
County Board Member: David Mendenhall, District #3
Address: 11124 Green Ridge Lane, Dawson, IL 62520
Tax ID # 16-33.0-103-001 Township: Mechanicsburg
Petitioner requests a variance to allow the side yard setback to be zero (0) feet instead of the required fifteen (15) feet side yard setback on a corner lot. **Staff recommended denial.**
- 2017-049** Robert Shaw****WITHDRAWN****
County Board Member: Joel Tjelmeland, Jr., District #14
Address: 1405 & 1409 Adlai Stevenson Drive, Springfield, IL 62703
Tax ID # 22-10.0-479-008, 009, 010 Township: Woodside
Petitioner requests a Conditional Permitted Use for a tavern, and a variance to allow the tavern to be located less than one (100) feet from a residence (approximately 6 feet)
- 2017-050** Elizabeth Vala et.al.
County Board Member: Craig Hall, District #7
Address: 4309 Yankee Town Road, Pleasant Plains, IL 62677
Tax ID # 11-01.0-300-001 Township: Cartwright
Petitioners request 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 one (1) parcel less than forty (40) acres for Proposed Parcel 3 (approx.. 34.5 acres) **Staff recommended approval. The variances are requested to settle an estate per an agreement among the family members.**
- 2017-051** Elizabeth Vala et.al.
County Board Member: Craig Hall, District #7
Address: 14981 Walbaum Road, Pleasant Plains, IL 62677
Tax ID # 12-06.0-300-006, 007, 12-07.0-100-001, 002 Township: Cartwright
Petitioners request a variance to allow the lot depth to be greater than two and one-half (2 ½) times the lot width for Proposed Parcels 1 & 2; and, a variance to allow four (4) parcels less than forty (40) acres for Proposed Parcel 1 (approx.. 35.5 acres), for Proposed Parcel 2 (approx.. 25.5 acres) for Proposed Parcel 4 (approx. 2 acres), and for Proposed Parcel 5 (approx.. 3 acres) **Staff recommended approval. The variances are requested to settle an estate per an agreement among the family members.**

Regional Planning:

Joe Ziebert presented a resolution for Parkwood Acres County Minor Subdivision Final Plat. *Mendenhall made a motion to approve & Forsyth seconded. Motion carried (9-0)*

Berns reported to the committee that after 16 months of hard work by her team, the Springfield Comprehensive Plan was submitted to the City of Springfield. On November 16th, the City's Planning & Zoning committee will meet to make recommendations to the City Council on November 21st or December 2nd. Also - Berns said that in the next couple of weeks, Brian will be sending her a notification that he would like the Regional Planning Commission to put together a comprehensive plan for the County as well. Berns says she is finishing up the Village of Chatham's plan. Copies of the City's comp plan are on the City's website.

No public comment.

Ratts made a motion to adjourn and Sullivan seconded. Motion carried (8-0) and the meeting adjourned at 7:00 pm.

APPROVED