PUBLIC HEALTH, SOLID WASTE & ZONING COMMITTEE
MINUTES
APRIL 19, 2018
6:00 PM

PRESENT: Greg Stumpf – Chairman, David Mendenhall – Vice Chairman, Abe Forsyth, Craig Hall, Jason Ratts, Rose Ruzic, Sam Snell, Mike Sullivan and Linda Douglas-Williams.
ABSENT: Annette Fulgenzi, Linda Fulgenzi & Lisa Hills
OTHERS: Trustin Harrison, Dwayne Gab, Dan Mosher, Molly Berns, Gail O'Neill, Jessica Scaife, Steve Keenan, Emily Prather, Brian Davis, Cathy Scaife, Joe Zeibert, Ethan Hendricks, Todd Smith, Corky Joyner and Mary Carter.

Chairman Stumpf called the meeting to order at 6:00 pm. He asked for a motion to approve the minutes from March 15th. ***Hall made a motion and Forsyth seconded. Motion carried (8-0)***

Public Health:

- Approval of Public Health Requisitions ***Mendenhall made a motion to approve and Ruzic seconded. Motion carried (8-0)***
- Approval to hire an RN/Case Manager at an annual salary of $49,430.03 effective 5/20/18. Previous employee left the payroll on 4/3/18.
- Approval to hire an RN/Case Manager Clinic Services at an annual salary of $49,430.03 effective 6/4/18. Previous employee will leave the position on 4/26/18. ***Sullivan made a motion to approve both & Snell seconded. Motion carried (8-0)***
- Approvals to travel for Tammie Rockford & Diana Wade. **WITHDRAWN**
- Commercial Solar Building Fees **WILL DISCUSS NEXT MONTH**

Steve Kennan/Trustin Harrison

- ZONING BOARD OF APPEALS AGENDA

2018-010 Giodom LLC Series 5
County Board Member: David Mendenhall, District #3
Address: 11380 Darnell Road, Mechanicsburg, IL 62545
Tax ID # 24-04.0-300-023 Township: Cooper
Petitioner requests a rezoning from "A" Agricultural District to "B-3" General Business District; a variance to allow three (3) uses on one (1) parcel; (1) campground, (2) banquet hall, and (3) inside storage; a variance to allow a previously granted Conditional Permitted Use (CPU) for a campground with a watchman's quarters (2012-037) in a "B-3" General Business District; and, a variance to allow the side yard property line on a corner lot to be zero (0) feet instead of the required seven and one-half (7.5) feet. **Staff**

recommended denial of the requested B-3 zoning. The uses permitted in the B-3 district are too intense for the immediate area and considered spot zoning. Recommend approval of the corner side yard variance. There are objectors tonight.

2018-011 Glenn Braker & John Braker
County Board Member: Craig Hall, District #7
Address: 17000 Block of Mansion Road, New Berlin, IL 62670
Tax ID # 19-34.0-400-008 Township: New Berlin
Petitioners request a variance to allow one (1) parcel less than forty (40) acres (approximately 3 acres) and a variance to allow a parcel without public road frontage. **Staff recommended approval**

2018-012 Michael Hoyle
County Board Member: Craig Hall, District #7
Address: 12750 Edgewater Way, New Berlin, IL 62670
Tax ID # 20-04.0-100-039 Township: Island Grove
Petitioner requests a variance to allow the side yard setback to be approximately seven (7) feet instead of the required ten (10) feet and a variance to allow the lot depth to be greater than two and one-half (2.5) times the lot width. **Staff recommended denial of the setback variance. The petition cites that the unique circumstances are that the contractor poured the concrete pad in the wrong location. While this may be the case, this is not a circumstance related to the property nor does it alleviate the responsibility of the property owner to ensure that the regulations of the ordinance are met. Recommend approval of the lot depth variance.**

2018-013 Fields Family Corporation, Inc. **WITHDRAWN**
County Board Member: Pam Deppe, District #5
Address: 10001 Palm Road, Glenarm, IL 62536
Tax ID # 29-21.0-200-033 Township: Ball
Petitioner requests a rezoning from "A" Agricultural District to "B-2" Retail Business District; a Conditional Permitted Use (CPU) for a tavern; a variance to allow two (2) uses on one (1) parcel; (1) tavern and (2) furniture sales; and, a variance to allow the parking lot to remain unpaved (rock), instead of the required bituminous seal coat.

2018-014 Price Street Pub Inc. and Price Street Properties LLC **POSTPONED**
County Board Member: Lisa Hills, District #23
Address: 2833 Price Avenue, Springfield, IL 62704
Tax ID # 22-09.0-111-018, 019, 020 Township: Woodside
Petitioner requests a rezoning from "R-2" Single-Family and Two-Family Residence District to "B-1" Neighborhood Business District; a Conditional Permitted Use for a tavern; and, a variance to allow the tavern property line to be less than one hundred (100) feet from a single-family residence

APPROVED

(approximately three (3) feet to the North and South and approximately eighty (80) feet to the East and West). **Staff recommended denial of the requested B-1 zoning. The uses permitted in the B-1 district are too intense for the area and considered spot zoning. The petitioner will remove the house on parcel-020 to provide additional parking to reduce the need for on-street parking and eliminate having a single-family residence and beer garden on the same parcel. Staff recommends approval of a Use Variance in the R-2 District to allow a tavern with a beer garden on the subject property with the following conditions: 1) the tavern is limited to no more than 1,785 square feet as per the site plan submitted with the petition; 2) the beer garden is limited to no more than 864 square feet as per the site plan submitted with the petition; 3) the hours of operation are limited to the Sangamon County Liquor Ordinance; and 4) that no music is allowed outside. Recommend approval of the requested variance to allow the tavern property line to be within 100 feet of a residence. This relief is consistent with the zoning relief granted in 1991 for the tavern at this location.**

2018-015 Michael Kinner
County Board Member: Craig Hall, District #7
Address: 1559 Parkes Kinner Road, New Berlin, IL 62670
Tax ID # 12-24.0-276-002 Township: Cartwright
Petitioner requests a variance to allow an accessory structure to be placed approximately three (3) feet from the north property line instead of the required ten (10) feet. **Staff recommended approval**

Zoning:- Trustin Harrison

- Approval of Zoning Requisitions ***Hall made a motion to approve & Ratts seconded. Motion carried (9-0)***
- Zoning Department general update ***The committee discussed setbacks. Chairman Stumpf asked if a couple of committee members would get together with Molly, Trustin & Lenny about the setbacks and report back next month what they found. Stumpf asked Dave Mendenhall & Linda Douglas-Williams to meet with them. Apparently there is an issue in Leland Grove with any new houses that are built.***
- Storage Container Discussion ***–Trustin presented cargo container language that he is working on finalizing. Stumpf asked the committee to look it over and address it next month. Committee agreed. Trustin told the committee that if they have any suggestions, please let him know.***

Regional Planning:

• **Molly Berns: large scale development: 6100 S. 2nd St, Springfield, IL 62711 (JJ4 Properties, LLC) Review team consists of:** Brian Davis, Trustin Harrison & Brad Miller. The review team recommended approval. Corky Joyner, general contractor for the property, was present and discussed the project for the committee. Joyner's client wants his team to finish the building. It was started over a decade ago. **Stumpf asked for a motion to give him the go-ahead for the final sign-off on the project. Douglas-Williams made a motion to approve and Ruzic seconded. Motion carried (8-0)**

Joe Zeibert from RPC was present to ask the committee's approval for the Kutchma Estates County Minor Subdivision. **Mendenhall made a motion to approve & Sullivan seconded. Motion carried (9-0)**

Stumpf asked the committee if it would be okay to begin the PHSWZ meetings at 540p instead of 6p

Public Comment-**Scaife asked Stumpf about recycling. Stumpf has spoken to Brian McFadden, County Administrator and he says we are waiting on Walt Willis' report. Stumpf reminded the committee that we have 20,000 to spend on recycling.**

Snell made a motion to adjourn and Ratts seconded. Motion carried (9-0) and the meeting adjourned at 6:54 pm.

APPROVED