

MINUTES
LIVINGSTON COUNTY ZONING BOARD OF APPEALS
Livingston County Historic Courthouse
112 W. Madison St., Pontiac, Illinois

Regular Meeting
7:00 p.m.

December 10, 2020

The meeting came to order and roll call was taken.

Members Present: Richard Kiefer, Neil Turner, William Flott, Dave Randolph and Joan Huisman, Joe Stock

Members Absent: Richard Runyon

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. Richard Kiefer moved, seconded by Dave Randolph, that the agenda for this December 10, 2020 meeting be approved as presented.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Approval of Minutes:

The minutes of the November 5, 2020 meeting were noted to the zoning board members. With corrections noted regarding the spelling of Dollar, and some new language to make the minutes more distinct it what as being discussed. Joe Stock moved, seconded by Neil Turner, that these amended minutes be approved.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Business to be reviewed;

Case V-8-20 – Kiefer

This zoning case pertains to a proposed variance in setback distances from lot lines. In this case the applicant seeks a variation in the front yard requirements, that would allow for the construction of a new grain bin 25 feet instead of 40 feet from a front lot line, in an AG, Agricultural, District. The property in question in this zoning case is a 5 acre parcel of land located in the Southwest Quarter of Section 28 of Waldo Township, at 2471 E – 1000 North Rd., Gridley, IL. The zoning administrator presented his report pertain to this zoning case.

Phil Kiefer, 2471 E – 1000 North Rd., Gridley, IL., representing the applicant and ownership of the subject property presented testimony relative to this zoning case. Mr. Kiefer explained about how their existing grain storage and handling area had been place on the property in the 1970's and 1980's. Mr. Kiefer commented about a desire to modernize this grain handling system, of which a new dryer is to be installed to allow more efficient drying of their grain. Then this leads to a desire for a new grain bin to handle this processing of the grain. With the location of the other grain bins on the property the new grain bin site needs the proposed variance in the yard requirement to allow for it to be constructed.

The zoning board of appeals members questioned Mr. Kiefer about a scale shown in an aerial photo of the property. Mr. Kiefer replied that this scale will be removed. Mr. Kiefer estimated that the new bin would be at least 35 feet from the edge of the paved road area. Mr. Kiefer related that the township road commissioner had stopped by and they discussed their plans. The road commissioner is okay with this planned improvement.

No other interested parties presented testimony.

In his closing comments Mr. Kiefer thanked the zoning board.

Dave Randolph moved, seconded by Neil Turner, that Livingston County Zoning Case V-8-20 be approved allowing for a variation in the front yard requirements, that would allow for the construction of a new grain bin 25 feet instead of 40 feet from a front lot line, in an AG, Agricultural, District.

This motion was then approved by a roll call vote.

Kiefer – Recused Himself
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Absent Did not Vote
Stock – Yes
Turner – Yes

Case V-9-20 – Jones

This zoning case pertains to a proposed variance in the requirement that a manufactured home placed upon property in the county not exceeding 10 years of age. The applicant in this case is proposing to move a 21 year old mobile home onto his property.

The assistant administrator presented the case to the board with Marvin Jones present to represent his case. After initial presentation of the case was provided to the board, further discussion between the board and Marvin Jones was had. Marvin explained that the current home that he lives in is over 100 years old and that it has become a financial burden to maintain and is beyond repair. Mr. Jones also explained that the mobile home he is proposing to move onto the property has more square footage than his current home, has an additional bathroom, and has newer heating and cooling components. Mr. Jones explained to the board that he is planning to place the mobile home directly to the North of his current residence.

The board then asked questions to Mr. Jones. Mr. Jones was asked about whether he would need to update his septic system to accommodate the new mobile home. Mr. Jones stated that he would need to install a new septic system due to the fact that he believed his current septic system was installed in the 1960's and was out of date. The board then asked Mr. Jones where the mobile home was coming from to which Mr. Jones explained that the mobile home would be coming from Chenoa and that a company named "Pete's Moving Company" would be moving it for him. Mr. Jones was then asked to clarify the exact location of where he was proposing to place the mobile home. Mr. Jones explained that he plans to place it approximately 25-30 feet directly to the North of his current residence and place the home at an angle. Mr. Jones further explained that there is an existing concrete pad that is situated to the North of his current residence that he plans to build a garage on in the future and that he would be digging out a new foundation for the mobile home. Chair Huisman then pointed out the abundance of used, discarded material that is currently laying throughout the property and asked Mr. Jones if he would be willing to clean that up. Mr. Jones agreed to clean up the property. Mr. Jones was then asked about a timeline for the project to which he explained that he would like to start digging for the foundation next week and have the mobile home brought to the property as soon as possible. Mr. Jones also stated that he anticipated to have his current home demolished by the end of 2021, but would certainly have it demolished within 2 years.

No other interested parties presented testimony.

In his closing comments Mr. Jones thanked the zoning board.

Neil Turner then moved, seconded by Dave Randolph, that Livingston County Zoning Case V-9-20 be approved allowing for a variance in the age requirement of a manufactured home being placed upon AG, Agriculture, District property.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Other Business:

A draft 2021 meeting calendar had been presented to the zoning board of appeals members. The zoning administrator discussed with the board whether or not they would prefer to have a January meeting, do to the ongoing COVID 19 restrictions on meetings. The administrator also informed the board about what cases may be presented at upcoming meetings and what mitigation practices may need to be utilized to address the current pandemic if there are too many cases in one meeting. After some discussion, the board agreed to hold a January meeting.

Findings of Fact and Decision

Mr. Flott moved, seconded by Mr. Turner , that the Finding of Fact and Decision for the two zoning cases approved or recommended on at this meeting be approved.

This motion was then approved by a roll call vote.

Kiefer –	Yes	Runyon –	Absent – Did not Vote
Flott –	Yes	Stock –	Yes
Randolph-	Yes	Turner –	Yes
Huisman -	Yes		

Public Comment: None

Report of Officers: None

General Discussion: None

Adjournment:

The chair asked for a motion to adjourn. Then Dave Randolph moved, seconded by Joe Stock, that this meeting be adjourned. This motion was approved by roll call vote.

This motion was then approved by a roll call vote.

Kiefer – Yes
Flott – Yes
Randolph- Yes
Huisman - Yes

Runyon – Absent – Did not Vote
Stock – Yes
Turner – Yes

This meeting was adjourned at 7:50 p.m.

Material regarding these proceedings is on file in the Livingston County Regional Planning Commission Office, in the Livingston County Historic Courthouse, 112 W. Madison St., Pontiac, Illinois.

Respectfully submitted,

Charles T. Schopp, Secretary
Livingston County Regional
Planning Commission