

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

Regular Meeting
7:00 p.m.

February 10, 2022

The meeting came to order at 7:02 pm

Members Present: Joan Huisman, William Flott, Joe Stock, and Dave Randolph

Others Present: Jesse King, Charles Schopp, Jeri Steidinger, Dale Dotterer, Jesse Justus, Melissa Justus, and Ryan Stinar

Members Absent: Richard Kiefer, Neil Turner, and Richard Runyon

Approval of the Agenda:

Chair Huisman noted the agenda for this meeting. William Flott moved, seconded by Joe Stock that the agenda for this February 10, 2022 meeting be approved as presented.

This motion was then approved by a roll call vote.

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

Approval of Minutes:

Chair Huisman noted the minutes of the January 6, 2022 ZBA meeting. Dave Randolph moved, seconded by Joe Stock that the January 6, 2022 minutes be approved as presented.

The motion carried by a roll call vote:

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| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

Business to be reviewed:

SU-1-14 – Doug & Jeri Steidinger (Review)

This zoning case pertained to the review of a previously approved special use for property in an AG, Agriculture, District to be used as a kennel in unincorporated Forrest.

The assistant zoning administrator provided an overview of the case to board members.

Doug and Jeri Steidinger, 8051 N. 2500 East Rd., Forrest, were present at the meeting as representatives of the case. They stated that their kennel business had slowed down initially during COVID, but has picked back up to normal since then. They stated that other than that, their business remains the same with no planned changes. Doug and Jeri indicated that the same conditions that were approved before will still work. They did state that they recently lost their sign that used to be posted off of Route 24 due to weather. They were informed that when they decided to put up a new sign that they need to contact the zoning office for a permit.

With there being no further questions or concerns by zoning board members, William Flott moved, seconded by Dave Randolph, that zoning case SU-1-14 (Review) be approved with a review to take place in five years.

This motion was then approved by a roll call vote.

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

SU-2-13 – Country Cupboard (Review)

This zoning case pertained to a review of a previously approved special use to allow for property located in an AG, Agriculture, District to be used as a craft and service occupation as a bulk food store in unincorporated Forrest.

The assistant zoning administrator provided an overview of the case to board members.

Dale Dotterer, 43 Clover Ln, Fairbury, was present at the meeting as a representative of this case.

Mr. Dotterer stated that he recently had his best year to date for the business and that the business keeps improving with time. Mr. Dotterer stated that there are no changes from the original approved conditions of the special use and that there are no changes planned at this time.

With there being no further questions, Joe Stock moved, seconded by William Flott, that this case be approved with another review to be held in five years.

The motion carried by a roll call vote.

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

SU-5-17 – Justus (Review)

This zoning case pertained to the review of a previously approved special use to allow for property located in an AG, Agriculture, District to be used as a craft and service occupation for a machine/welding shop in unincorporated Pontiac.

The assistant zoning administrator provided a summary of the case to board members.

Jesse and Melissa Justus, 18808 N. 1600 East Rd., Pontiac, were present at the meeting as representatives of the case. They stated that they had recently purchased the subject property from the Arbogast's whereas before they were just using the property for their work. They stated that they are no longer using the property as a temporary home as previously approved and are remodeling the house that is on the subject property.

They were asked about the showroom that was initially approved with the special use. Jesse stated that they do not have a show room, but are using a building in downtown Pontiac as their showroom. He also stated that they might still setup a showroom at the subject property sometime in the future, but they were not sure at this time.

Jesse and Melissa were okay with the conditions that were originally approved for the special use.

With no other questions or comments, William Flott moved, seconded by Joe Stock that this zoning case be approved with another review to take place in five years.

The motion carried by a roll call vote:

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

SU-8-13 – SNS Casting (Review)

This zoning case pertained to the review of a previously approved special use to allow for property located in an AG, Agriculture, District to be used as a machine shop in unincorporated Flanagan.

The assistant zoning administrator provided a summary of the zoning case to board members.

Ryan Stinar, 310 E. Ririe Pl., Flanagan, was present at the meeting as a representative of the case. Mr. Stinar informed board members that nothing has changed from the last review. He gave the board members a brief overview of the company's product and how it's produced. Mr. Stinar also told board members that he purchased the business from his father back in 2020, but the business is still located on his father's property. Mr. Stinar stated that he currently has 6 employees who all work from 7 AM – 3 PM and that occasionally they will work later into the evening if needed.

Mr. Stinar stated that the conditions on the special use still work and noted that he sees a potential for growth in the company.

With no other questions or comments from the board, Dave Randolph moved, seconded by Joe Stock that this case be approved with another review to take place in five years.

The motion carried by a roll call vote:

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

SU-5-15 – Sass (Review)

This zoning case pertained to the review of a previously approved special use to allow for property located in an AG, Agriculture, District to be used as a liquid fertilizer facility and loading pad in unincorporated Long Point.

The assistant zoning administrator provided an overview of the case to board members.

Dale Sass, 26746 N. 450 East Rd., Long Point, was present at the meeting as a representative of the case. Mr. Sass related that nothing has changed with the business and that his sons are becoming more involved with it and will eventually take over the business. Mr. Sass stated that all of the current conditions still work for him and that he does not have any anticipated changes coming in the near future.

With no other business to discuss, Dave Randolph moved, seconded by Joe Stock that the case be approved with another review to take place in five years.

The motion carried by a roll call vote:

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

SU-7-06 – Vactor Manufacturing (Review)

No representatives of this case appeared at the meeting. Therefore, this agenda item was not discussed.

Other Business:

The assistant zoning administrator informed board members of two large solar farm developments that could be filing applications in the future. One in the Northwest portion of the county and the other being near Cayuga. Board members were also updated about previously approved community solar projects that could potentially be re-applying for larger developments after some changes were made at the state level regarding solar.

The upcoming wind energy project application was also discussed and potential locations to hold the meetings.

Findings of Fact and Decision:

William Flott moved, seconded by Dave Randolph, that the Findings of Fact and Decision be approved.

This motion was then approved by a roll call vote.

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

Public Comment: None

Report of Officers: None

General Discussion: None

Adjournment:

The chair then asked for a motion to adjourn. Joe Stock moved, seconded by Dave Randolph, that this meeting be adjourned.

This motion was then approved by a roll call vote.

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|-----------|------------------|----------|------------------|
| Kiefer – | Absent – No Vote | Runyon – | Absent – No Vote |
| Flott – | Yes | Stock – | Yes |
| Randolph- | Yes | Turner – | Absent – No Vote |
| Huisman - | Yes | | |

This meeting was adjourned at 7:54 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,

Jesse J. King, Assistant Administrator
Livingston County Regional
Planning Commission