

COUNTY OF MENARD)
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STATE OF ILLINOIS)

The Menard County Planning Commission met on Tuesday, April 14, 2015 at 7:00 p.m., at the Menard County Courthouse, Petersburg, Illinois. Planning Commission members Ben Kiningham, Terry Entwistle, Ed Blair, Julie Wankel, John Dixon, John Greenan II and Mark Churchill were present. Planning Commission member Rod Riech was unable to attend. A quorum was present. Zoning Administrator Brian Hollenkamp and Assessor Jason LeMar were also present. Menard County Planning Commission Chairperson Ben Kiningham called the meeting to order at 7:00 p.m.

There was a brief introduction of the new Zoning Administrator Brian Hollenkamp as well as an introduction of all of the present board members.

Minutes from the July 22, 2013 meeting were presented for approval. Planning Commission member Greenan moved to approve the minutes, as presented. Planning Commission member Entwistle seconded the motion. The motion carried with seven “ayes” no “nays” and one “absent” (Riech).

NEW BUSINESS

ADMINISTRATIVE PUBLIC HEARING: (Case number 15-01 MA)

APPLICATION FROM WADE METEER SEEKS REZONING OF PROPERTY HE OWNS FROM A-AGRICULTURAL TO RR-RURAL RESIDENTIAL. THE SECTIONS, TOWNSHIP, AND RANGE DESIGNATIONS FOR THE PROPERTIES INCLUDES PARCELS IN THE FOLLOWING AREAS: S19 T18 R5, CONTAINING +/- 131.057 AC. THE PROPERTY IDENTIFICATION NUMBERS ARE 13-19-100-004, 13-19-100-011, 13-19-200-001, 13-19-200-002, AND 13-19-200-006. THE PROPERTIES ARE LOCATED EAST OF STATE HIGHWAY 29 AND SOUTH OF QUARRY AVENUE.

Chairperson Kiningham opened the public hearing at 7:05 p.m. to give consideration to Wade Meteer’s application for a map amendment to re-zone property he owns in S19 T18 R5, +/- 16.21 acres, from A-Agricultural to RR-Rural Residential.

Mr. Meteer provided a brief overview of the map amendment application. Mr. Meteer stated that though the ground was zoned agricultural, most of it was a former quarry and was not suitable for farming. He also stated that the reason for the rezoning was so the land could be split into 5 acre lots that his kids could live on. Mr. LeMar stated that inquiry letters were sent to land owner between the proposed rezoned area and the current Rural Residential district to see if anyone was interested in joining the process to bridge the gap in the district. No interest was shown at this time. Mr. LeMar also informed Mr. Meteer that an agreement from the county to rezone does not mean that the county is responsible for checking to see if the ground is suitable for digging footings and holding foundation. This responsibility lies with the land owner.

As there were no other public comments, Planning Commission member Blair moved to adjourn the public hearing at 7:15 p.m. Planning Commission member Greenan seconded the motion. The motion carried with seven “ayes”, no “nays” and one absent (Riech).

ADMINISTRATIVE PUBLIC HEARING: (Case number 15-01 TA)

APPLICATION FROM CHRISTOPHER SCHIRDING SEEKS A TEXT AMENDMET TO DEFINE A COMPANION ANIMAL CREMATORY SERVICE AND ALLOW WITH A SPECIAL USE PERMIT WITHIN THE A-AGRICULTURAL DISTRICT. THE SECTIONS, TOWNSHIP, AND RANGE DESIGNATIONS FOR THE PROPERTIES INCLUDES PARCELS IN THE FOLLOWING AREAS: S3 T18 R7, CONTAINING +/- 79.25 AC. THE PROPERTY IDENTIFICATION NUMBER IS 11-03-400-002. THE PROPERTY IS LOCATED NORTH OF PETERSBURG, IL AND EAST OF GROSBOLL ST.

Chairperson Kiningham opened the public hearing at 7:18 p.m. to give consideration to Christopher Schirding's application for a Text Amendment to define a Companion Animal Crematory Service and allow it within the A-Agricultural District via a special use permit.

Mr. Schirding provided a brief overview of the text amendment application. He stated that when companion animals need to be cremated they have to be sent to Springfield. He believes this service should be available locally. This will increase convenience and lower costs. He also stated that this service is regulated by the EPA and its ROSS program. Chairperson Kiningham stated that he had spoken to one of the neighbors and that she had no problem with the proposed service.

As there were no other public comments, Planning Commission member Entwistle moved to adjourn the public hearing at 7:35 p.m. Planning Commission member Dixon seconded the motion. The motion carried with seven "ayes", no "nays" and one absent (Riech).

Unscheduled Public Comments/Requests

There were no unscheduled public comments.

Zoning Administrator's Report

There was no Zoning Administrator report.

Discussion and Advancement of Newly Created Digital Zoning Layer for Opening Public Review and Comment Period

Mr. LeMar informed the Commission that current maps used for zoning are old paper maps that did not use parcels as a base. He stated that a digital zoning map has been created based on those maps and is used in the zoning office as reference only. He would like to see the digital version be released for public use, but this can only happen after a public review and comment period. He asked the commission if this was an action that they would like the zoning office to take. After a bit of discussion they agreed that getting the digital map approved for official use would be helpful.

Individual Planning Commission Member Comments

There was a motion from Planning Commission member Entwistle to nominate Planning Commission member Ben Kiningham to act as the Menard County Planning Commission Chairperson and close further nominations. Planning Commission member Wankel seconded the motion. The motion carried with seven "ayes" no "nays" and one "absent" (Riech).

Newly elected Chairperson Ben Kiningham assumed the role of Chairperson.

Adjournment

As no other business was brought before the Planning Commission, Planning Commission member Blair moved to adjourn the meeting at 8:01 p.m. Planning Commission member Greenan seconded the motion. The motion carried with seven “ayes”, no “nays” and one absent (Riech).