

Fulton County Board Committee Minutes

Fulton County Board Office, 257 West Lincoln Street, Lewistown, IL 61542

Committee: Community Development
Meeting Place: 257 W Lincoln, Lewistown, IL
Time 5:00 p.m.
Date: August 2, 2022

Call in:

Call in information: 1-425-436-6307

Access code: 835427

1. Call to Order

Time: 5:00pm

Members:

Steve Bohler (present/xxxxxx)
Vicki Hoke (present/xxxxxx) attended by phone
Donna Hudson (present/xxxxxx) attended by phone
Dan Kumer (present/xxxxxx)
BJ McCullum (present/xxxxxx)

OTHER BOARD MEMBERS: Roger Clark

ELECTED & APPOINTED OFFICIALS: Janice Emmons – Planning and Zoning Director – by phone

STAFF: Cindy Simpson – Fulton County Board Administrative Assistant

Guests: None

2. Roll Call

Roll call was taken, quorum was present

3. Call for Additions/Deletions to and Approval of the Agenda

Member Bohler pulled from the agenda under New Business a. Burrows Subdivision.

Member McCullum moved to approve the amended agenda with a second from Member Kumer. Motion carried by roll call vote (5-0).

4. Approval of Previous Minutes – July 5 and July 12, 2022

Member McCullum moved to approve the minutes from July 5 and July 12, 2022 with a second from Member Kumer. Motion carried by roll call vote (5-0).

5. Announcements, Communications and Correspondence

Member Bohler stated at this time he has no update on the proposed Solar Farm.

6. Public Comments – None

7. Claims/Financial Report

Member Kumer moved to approve the claims with a second from Member McCullum. Motion carried by roll call vote (5-0).

8. Zoning Office Report

Janice Emmons, Zoning Officer, reported for the month of July the Zoning Office collected revenue of \$2869.36. Sixteen construction applications were received and thirteen preliminary construction inspections and three final construction inspections were completed. There were approximately 100 consultations for zoning matters. There were ten consultations concerning plat act affidavits and eight recorded plat act affidavits. Curtis Gorsuch had submitted a subdivision plat for Green Building Subdivision and the subdivision plat was approved. The Zoning Board of Appeals meeting heard two petitions one was approved and one denied.

COMPLAINTS

No complaints were on record this month.

PUBLIC HEARINGS

There were two public hearings this month at the Zoning Board of Appeals meeting. Kyle Romine submitted a petition for a conditional use permit to be granted for a dog grooming/boarding facility. The Zoning Board of Appeals heard Mr. Romine's petition and granted the conditional use permit. Attorney John McCarthy returned with his client Tom Hills and provided additional evidence to support their request for a variance to the Zoning Ordinance for the purpose of constructing a three car garage at Wee-Ma-Tuk. Victoria Strong, neighbor, presented her opposition remarks. The Zoning Board of Appeals denied the variance based on the negative impact the garage would have on the neighborhood and Mrs. Strong's residence.

OTHER

The Zoning department received the plotter and now has the ability to print maps and charge appropriately for them. The Zoning Department replaced the 2010 Ford Expedition with a 2019 Ford Ecosport using funds from the Zoning budget. The new vehicle gets approximately 36 mpg vs 10-12 mpg for the Expedition. The extended warranty was purchased and is good until 2030 or 140,000 miles whichever comes first.

9. New Business

a. ~~Discussion/Action: Burrows Subdivision—Carey Putman—Pulled~~

b. **Discussion/Action:** Fee adjustment for petition for a zoning action, tower height, and equipment upgrades

Member Bohler discussed the Zoning office is raising the fee for tower height, and equipment upgrades from \$750.00 to \$800.00. Member Bohler discussed other counties' fees are \$1,000.00 and Fulton County is in line with the fees.

Member Kumer moved to approve the Fee adjustment for petitions for tower height, and equipment upgrades from \$750.00 to \$800.00 with a second from Member McCullum. Motion carried by roll call vote (5-0).

a. **Discussion/Action:** Employment Agreement/Zoning Director

Member Bohler discussed the raise for the Zoning officer of 3% for FY23. This will go to the board for approval.

Member Hudson moved to approve the Employment Agreement/Zoning Director pay raise of 3% with a second from Member Hoke. Motion carried by roll call vote (5-0).

10. Old Business

a. **Discussion/Action: Resolution:** Variance, Conditional use, Special Home Occupation and Antenna or Replacement Equipment

Member Bohler discussed this was approved last month for the conditional use and variance fee to increase from \$500.00 to \$600.00.

The States Attorney did one resolution to include all the fees for the antenna and replacement equipment fee change from \$750.00 to \$800.00 and the conditional use and variance fees.

Member McCullum moved to approve the resolution with a second from Member Kumer. Motion carried by roll call vote (5-0).

11. Executive Session – None

12. Misc.

Member Hudson discussed charging stations for electric vehicles. Janice Emmons stated she sent out the question to the members of the Illinois City and county Officials. This goes out to all the counties in the State of Illinois.

Member Hudson stated that she found information regarding the permits in Chicago, IL and depending on the commercial permit being issued, the cost was \$150.00 to \$350.00.

13. Adjournment

Time: 5:14pm

Member Hudson moved to adjourn at 5:14pm with a second from Member Kumer. Motion carried by roll call vote (5-0).