

Fulton County Board Committee Minutes

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

Committee: Community Development

Meeting Place: 257 W Lincoln St., Lewistown, IL

Time: 5:00 p.m.

Date: Feb. 1, 2022

Call in:

Call in information: 1-425-436-6307

Access code: 835427

1. Call to Order

Time: 5:02pm

2. Roll Call

Members:

Steve Bohler (present/xxxxxx)

Vicki Hoke (present/xxxxxx) by phone

Donna Hudson (present/xxxxxx) by phone

Daniel Kumer (present/xxxxxx) arrived 5:07pm

BJ McCullum (xxxxxx/absent)

John Taylor (xxxxxx/absent)

Heidi Wilner (present/xxxxxx) by phone arrived 5:07pm

Cindy Arnett (present/xxxxxx) by phone

OTHER BOARD MEMBERS:

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

STAFF:

3. Roll Call

Roll call was taken, quorum was present

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

Member Bohler pulled new business 10a from the agenda.

Member Hudson moved to approve the amended agenda with a second from Member Arnett. Motion carried by roll call vote (4-0).

5. Approval of Previous Minutes – January 4, 2022

Member Hoke moved to approve the minutes from January 4, 2022 with a second from Member Hudson. Motion carried by roll call vote (4-0).

6. Announcements, Communications and Correspondence - None

7. Public Comments - None

8. Claims/Financial Report

Member Arnett moved to approve the claims with a second from Member Hoke. Motion carried by roll call vote (4-0).

9. Zoning Office Report

Janice Emmons, Zoning Officer reported for the month of January the Zoning Office collected revenue of \$4,575.00. Five construction applications were received and five preliminary inspections and four final inspections were done. There were about 50 consultations for zoning matters. Fifteen consultations concerning plats/plat affidavit and five affidavits recorded. Eight conditional use permits were renewed with five permits outstanding.

There was a complaint in Bryant, Bryant does not have their own zoning ordinance, and Bryant defaulted to the Fulton County zoning ordinance. The complaint concerns a vehicle repair shop operating in a residential district. The owner of the repair shop has applied for a conditional use permit and this will go before the Zoning Board of Appeals February 23, 2022.

There will be two public hearings in February 2022 for conditional use permits. One is for a vehicle repair shop, the other is for self-storage units.

There is the potential for a solar development in Fulton County and Emmons will keep the Community Development committee updated.

10. New Business

~~a. **Discussion/Action: Resolution:** Michael Distefano-Woody Road Subdivision Pulled~~

b. **Discussion/Action:** Per diem meeting allowance/ Zoning Board of Appeals
Member Bohler discussed the increased meeting per diem would be the same as the Fulton County Board and would be effective December 2022. Members would receive \$60.00 per meeting and the Chairman \$100.00 meeting per diem.

Member Hoke moved to approve the per diem meeting allowance for the Zoning Board of Appeals committee with a second from Member Hudson. Motion carried by roll call vote (6-0).

c. **Discussion/Action:** Nick Christy/Application for a Conditional Use for an Auto Repair Shop

Member Bohler discussed this is a mechanic shop located in a Bryant residential area. The conditional use permit will need to be sent the Zoning Board of Appeals for approval.

Member Kumer moved to approve Nick Christy/Application for a Conditional Use for an Auto Repair Shop with a second from Member Hudson. Motion carried by roll call vote (6-0).

a. **Discussion/Action:** Scott Anderson/Application for a Conditional Use for a Storage Facility

Member Bohler discussed this storage facility is located in a residential area near Skateland in Canton, IL. The property was sold September 2021 and the Mr. Anderson applied for a conditional use permit for the storage facility.

Member Kumer moved to approve Scott Anderson's application for a conditional use for a storage facility with a second from Member Hudson. Motion carried by roll call vote (6-0).

11. Old Business

a. **Discussion/Action:** Advertising/Hiring for Administrative Assistant for Zoning
Member Bohler discussed there was interest in the position but the with evening meetings the party is not interested.

Member Bohler discussed the position will be advertised on the Fulton County website in March 2022.

12. Executive Session - None

13. Misc. - None

14. Adjournment

Time: 5:13pm

Member Kumer moved to adjourn at 5:13pm with a second from Member Hudson. Motion carried by roll call vote (6-0).

APPROVED MARCH 1, 2022