

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: June 7, 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) arrived at 5:03pm

John Taylor (xxxxxx/absent)

Heidi Wilner (xxxxxx/absent)

OTHER BOARD MEMBERS:

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

STAFF: Cindy Simpson – Fulton County Board Administrative Assistant

Guests:

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

Member Bohler pulled new business item 8a.

Member McCullum moved to approve the amended agenda with a second from Member Hoke.

Motion carried by roll call vote (5-0).

3. Approval of Previous Minutes – May 3, 2022

Member Kumer moved to approve the minutes from May 3, 2022 with a second from Member McCullum. Motion carried by roll call vote (5-0).

4. Announcements, Communications and Correspondence

Member Bohler discussed NextEra Energy Inc., that is working on a wind turbine project near Northern Fulton County. The project is going as planned the earliest NextEra would apply for a permit is the end of 2022 or Spring of 2023.

Member Bohler will provide updates as they become available.

5. Public Comments – None

6. Claims/Financial Report

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

7. Zoning Office Report

Janice Emmons, Zoning Officer, reported for the month of May the Zoning Office collected revenue of \$3,751.85. Thirteen construction applications were received with ten preliminary construction inspections and four final construction inspections completed. There were about 120 consultations for zoning matters. There were fifteen consultations concerning plat act affidavits and fifteen affidavits recorded. There is a new subdivision plat that may come before the board and three public hearings for June.

COMPLAINTS

No complaints were on record this month.

PUBLIC HEARINGS

Ralph Sedgwick Jr. came before the Zoning Board of Appeals to request a conditional use permit to operate a storage bay facility outside of Canton. Mr. Sedgwick will be returning for a continuation of his project in June as there were questions regarding the storm water drainage and he is wanting to construct a total of ten storage bays. There are two upcoming petitions for a variance, one in Putman township and one in Orion township. The petitioners are unable to obtain the setback requirements for new construction.

OTHER

The Zoning office is having ongoing meetings with solar companies regarding large scale solar projects.

8. New Business

- a. ~~Discussion/Action: Green Building Subdivision Pulled~~
- b. **Discussion/Action:** Budget for 2022/2023

Janice Emmons Planning and Zoning Officer, discussed the 2023 budget and the budget will remain the same as 2022.

Member Bohler discussed looking at the funds for a new vehicle and what discount the county could get on a new vehicle. Member Bohler stated in August or September he will start checking for the State of Illinois for pricing on vehicles for a county discount. With the vehicle chip shortage it may take longer to obtain a vehicle.

The current vehicle is a 2010 and being used has had issues and has approximately 167,000 miles and the vehicle was the Coroner's old vehicle. If the vehicle has engine or transmission issues it would cost more than it is worth to fix it than the vehicle is worth.

- c. **Discussion/Action:** Sandy Hills Trust-Variance

Janice Emmons Zoning officer, discussed the property owner wants to build a garage and there is not enough space to meet the setback requirements to keep the building back from the roadway. Attorney John McCarthy will be representing the land owner and will be asking for a variance from the Zoning Board of Appeals on June 29, 2022.

Member Kumer moved to approve the Sandy Hills Trust-Variance be sent the Zoning Board of Appeals with a second from Member McCullum. Motion carried by roll call vote (5-0).

d. **Discussion/Action:** Josh Morgan-Variance

Josh Morgan discussed he purchased the property on Wertman Road West of Canton, IL. Josh discussed with the configuration of the home and the addition of a second stair case to the upper level, a laundry room and bathroom to the main level and an attached garage. With three small children there needs to be more than one option to exit the home in case of an emergency. With the addition to the home this will set the home 5 to 7 feet from the property line. Josh Morgan checked with Mr. Robert Beoletto the home owner of the adjacent property, and he was fine with the addition.

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

9. Old Business

a. **Discussion/Action: Resolution:** Zoning Fee Structure for Maps

Janice Emmons discussed the use of ARPA funds for the purchase a new Plotter for the Zoning office. The Zoning office would need to establish a fee structure to know what to charge for maps for the public. The resolution states the same fees that are being used by the Fulton County Assessment office. The charges for the maps are based on the size.

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

10. Executive Session – None

11. Misc. – None

12. Adjournment

Time: 5:16pm

Member Kumer moved to adjourn at 5:16pm with a second from Member Hudson. Motion carried by roll call vote (5-0).