

The Fulton County Zoning Board of Appeals Minutes
Fulton County Board Office, 257 W Lincoln Street, Lewistown, IL.
Phone: Janice Emmons at (309) 547-0902

Committee: Zoning Board of Appeals

Meeting Place: Fulton County Board Office, 257 W Lincoln Street, Lewistown, IL.

Time: 4:15pm

Date: May 25, 2021

Call information:

Call in number: 1-425-436-6307

Access code: 835427

MEETING AGENDA

1. Call to Order

Time: 4:15pm

Members:

Bob Ackerman (present/xxxxxx)
Sally Jo Clark (present/xxxxxx)
Cathy Eathington (present/xxxxxx)
Mat Fletcher (present/xxxxxx) – attended by phone
Jayson Herrick (xxxxxx/absent)
Bill Phillips (present/xxxxxx)
Damon Roberson (present/xxxxxx)

OTHER BOARD MEMBERS: Steve Bohler

ELECTED & APPOINTED OFFICIALS: Janice Emmons Zoning Director

STAFF:

GUEST(S): Ralph Sedgwick Jr.

1. Roll Call/Quorum

Roll Call was taken, quorum present

2. Additions, Deletions, Corrections to the Agenda

Member Roberson moved to approve the agenda with a second by Member Ackerman. Motion carried by roll call vote (6-0).

3. Approval of Minutes – February 23, 2022

Member Ackerman moved to approve the February 23, 2021, minutes with a second from Member Clark. Motion carried by roll call vote (6-0).

4. Public Remarks - None

5. New Business

- a. Discussion/Action:** PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO OPERATE A STORAGE FACILITY FOR THE PUBLIC ON PARCEL #09-08-10-200-010 IN AC (AGRICULTURAL/CONSERVATION DISTRICT).

Member Phillips swore Ralph Sedgwick Jr. in for the public hearing regarding the conditional use permit to operate a storage facility in an agriculture/conservation district.

Mr. Sedgwick would like to build a storage unit off from Illinois 78 North of Canton, IL .54 miles North of Alder Street on the West side of the Roadway, the former Skeet Club.

The storage buildings would be 30 feet by 120 feet, with 24 units per building. Mr. Sedgwick discussed there is a great need for storage units in the area.

The storage units will not have power.

The engineering work was completed by Maurer- Stutz, Inc. of Canton, IL.

Mr. Sedgwick stated the permit is for one storage unit but has intentions to build ten units. Member Ackerman asked when the build for the other units will take place. Mr. Sedgwick responded when the first unit is half full the build for the second storage unit will take place.

Member Ackerman asked about security and fencing for the storage units. Mr. Sedgwick responded there will be security lighting currently and there are no plans for fencing. The individual storage units are 10 feet by 15 feet.

Member Ackerman inquired how will the maintenance be kept up on the facility. Mr. Sedgwick responded the mowing will be maintained by himself. Member Ackerman inquired if this will be a private road and you as the owner will you maintain the road. Mr. Sedgwick responded he would maintain the private road.

Member Roberson inquired if another access road will be needed for the property entrance. Mr. Sedgwick responded the property currently has an access road from Route 78 that is currently IDOT established and will be used.

Member Phillips read the following correspondence from surrounding property owner Kyle Romine. Mr. Kyle Romine at 28766 North Illinois 78, Canton, IL. would like Mr. Sedgwick to consider moving the building closer to his property entrance as the plan stands the building is roughly 40 to 50 feet from Mr. Romine's driveway entrance off from Route 78. Mr. Romine's concern is that people not familiar with the property will be using Mr. Romine's driveway for the storage units that are being built. Mr. Romine would like to avoid people with large trucks and U-Hauls pulling into his driveway. Mr. Sedgwick stated to Mr. Romine that by moving the units closer to the driveway this would cut off access to the tillable land that is owned by Mr. Sedgwick. Mr. Romine agreed to give Sedgwick access to the field via his property if he would keep unwanted traffic from using Mr. Romine's driveway. Mr. Romine is not against the project but wants to keep extra traffic on his property to a minimum.

The Zoning Board of Appeals committee suggested signage to avoid usage of Mr. Romine's driveway. The signage will need to be county compliant.

Member Phillips inquired with the Zoning Board of Appeals Committee if the neighbors' concerns are serious enough to have any additional conditions to the conditional use permit.

Member Roberson discussed the only way to eliminate the driveway usage is to put up fencing and Member Roberson is not advocating for a fence. The public will make mistakes by pulling into the driveway.

Member Fletcher suggested using vegetation to help with the driveway issues, and this would be a way for the landowner and Mr. Sedgwick could do to help with the driveway issue. Mr. Sedgwick stated the way the setback is there would be 24 feet of gravel and there would not be any room to do planting.

Ralph Sedgwick inquired if additional paper work would need to be completed. Member Phillip stated the paperwork needs be updated from 1 unit to 9 additional units and the drawing would need to be provided at the June Zoning Board of Appeals meeting.

Member Fletcher inquired about the storm water runoff for the storage units. Member Fletcher stated this needs to be reviewed by the committee. Member Fletcher recalls an issue with the Vermont, Illinois facility that had storm water runoff.

Member Phillips inquired if any storm water study has been done. Mr. Sedgwick stated he was not aware that a storm water study needed to be completed. Member Fletcher stated the NPDS form and the EPA forms need to be completed and submitted. Member Phillips stated a study will need to be completed to shows the water runoff will not increase from Sedgwick's property on any property surrounding Mr. Sedgwick's property.

Member Roberson stated it will be done with the grading of the property and how the water runs off. Member Ackerman inquired if the water runoff is different from a hard surface versus a gravel surface. Member Phillips stated that there is a difference in the rating of the runoff from buildings versus soil.

Member Ackerman inquired if a power box will be used on the premises.

Mr. Sedgwick inquired exactly what needs to be completed for the drainage and runoff study. Member Roberson suggested checking with the builder or Maurer- Stutz, Inc. be contacted to help with this information.

Member Phillips stated Mr. Sedgwick will need to appear at the next Zoning Board of Appeals meeting on June 29, 2022 to review the remaining nine storage facilities with the ZBA committee.

Member Fletcher suggested the conditional use permit state: the applicant shall follow state and local requirements related to the disturbance of vegetation soil during construction as well as long term control of runoff.

Member Roberson moved to approve the conditional use permit to operate a storage facility for the public on parcel #09-08-10-200-010 in AC (agricultural/conservation district) and the applicant shall follow all state and local requirements related to the disturbance of vegetation and soil during construction as well as long term controlled of runoff, with a second from Member Clark. Motion carried by roll call vote (6-0).

6. Old Business – None

7. Other – None

8. Executive Session – None

9. Adjournment

Time: 4:55pm

Member Roberson moved to adjourn at 4:55pm with a second from Member Ackerman. Motion carried by roll call vote (6-0).