

The Fulton County Zoning Board of Appeals
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 26, 2021

Call information:

Call in number: 1-425-436-6307

Access code: 835427

MEETING AGENDA

1. Call to Order

Time: 4:15pm

Members:

Bill Phillips	(present/xxxxxx)
Mat Fletcher	(present/xxxxxx) -- by phone
Sally Jo Clark	(present/xxxxxx)
Jayson Herrick	(present/xxxxxx)
Joan Glaser	(xxxxxx/absent)
Delbert Parsons	(xxxxxx/absent)
Bob Ackerman	(present/xxxxxx)

OTHER BOARD MEMBERS: Roger Clark- County Board Chairman, Steve Bohler- by phone

ELECTED & APPOINTED OFFICIALS: Janice Emmons- Zoning Director

STAFF: Kaylynn Prater- Administrative Assistant

GUEST(S): Chad Herman, Justin Herman, Richard Bernard, Jim Reed, Brian Kemp- by phone, Mitch Coonradt- by phone

1. Roll Call/Quorum

Roll Call was taken, quorum present.

2. Additions, Deletions, Corrections to the Agenda

Member Herrick moved to approve the agenda with a second by Member Ackerman. Motion carried by roll call vote (5-0).

3. Approval of Previous Minutes- April 28, 2021

Member Herrick moved to approve the Minutes from April 28, 2021 with a second by Member Clark. Motion carried by roll call vote (5-0).

4. Public Remarks: None

5. New Business

a. Discussion/Action: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO EXPAND 120 CAMPSITES TO PARCEL #08-07-36-200-003 FOR GIANT GOOSE RANCH

Chad Herman explained his camping business, Giant Goose Ranch, as doing well. Mr. Herman stated his campground has been full every year and there is a waiting list for others to join. Mr. Herman explained his interest to expand and bring 120 new campsites to the area. Member Ackerman asked if there was anyone additional who needs to approve the idea. Mr. Herman stated the IDPH (Illinois Department of Public Health) would have to approve. Mr. Herman explained no additional new entrances are needed. The current entrance will be used. Jim Reed asked what the time frame is for staying out at the Giant Goose Ranch. Mr. Herman explained the campground is seasonal and is open only ten months out of the year, and the two months Giant Goose Ranch is closed is for maintenance work. Mr. Herman stated the campers don't have to be removed during the closed months if a deposit is collected to keep the camp site. Mr. Reed asked how many current sites Giant Goose Ranch has. Mr. Herman stated there are 470 range existing sites currently, 150 are designated for cabins, and the rest are for camping. Mr. Herman explained there are campsites where campers can build non-in-the-ground-structures, but in the new area, there will only be campers. Mr. Herman states the bottom 600 acres is shut down in October for hunting. Richard Bernard asked why taxes aren't paid on the cabins that are built. Mr. Herman explained taxes are billed for concrete pads, decks, and structures in ground, but the built cabins are on serial numbered skids that aren't considered real estate in Fulton County nor the State of Illinois. Mr. Herman stated in 2014 it was approved to build cabins using moveable equipment, like skids, for there would be no need to pay taxes. Mr. Bernard asked how many campsites would be built on the Big Giant Goose Lake. Mr. Herman stated there won't be any cabins or campsites on the lake because the lake is shared. Mr. Bernard asked if there could be a horsepower restriction on the lake so no one goes unnecessarily fast. Mr. Herman explained Giant Goose Ranch has a policy of no wake, and they keep numbered stickers on the boats to keep track of what boat is using excessive speed. Mr. Herman explained they have a three-strike-policy and will reprimand if necessary. Brian Kemp stated his concern of UTV and ATV use being fast and causing amounts of dust in the air. Mr. Herman explained ATVs are not allowed, but UTVs are, and UTVs are no longer rented by Giant Goose Ranch only golf carts are rented. Mr. Herman stated there is a 5mph limit in the camping areas, 10mph outside the camping areas, and the time zone for driving is from light-to-light, and Giant Goose Ranch strictly monitors speed and reprimanded. Mr. Kemp stated speeds can be excessive and due to a lot of traffic and dust build up. Mr. Herman stated the campground has bulldozers working on the roads, and if there are any concerns, to call. There is at least one owner onsite every weekend, Friday-Sunday. Mr. Herman stated Giant Goose Ranch is working with Lenz Oil in Peoria, Illinois to work out a formula to prevent so much dust from the roads. Mitch Coonradt asked how close the campsites would be to Creek Farms. Mr. Herman stated it would be one-third of a mile Northeast of Creek Farms. Member Clark asked about policing in the campground. Mr. Herman explained that Giant Goose Ranch does their own policing. Mr. Herman stated if rules are broken the campground takes care of the issue or if needed the local police are called. Mr. Herman stated that all law enforcement and emergency services have key card access to the Giant Goose Ranch. Member Herrick asked if there was ever a situation where law enforcement was needed at the campground. Mr. Herman stated no law enforcement has been needed, at Giant Goose Ranch. EMS has been called for medical emergencies at Giant Goose Ranch. Mr. Herman stated there hasn't been any criminal activity, and alcohol use is only permitted at the camper's site. This allows for a more family friendly campground. Justin Herman explained in the last seven years since the property was purchased there has been only one incident of someone breaking into campers. Mr. Herman stated Giant Goose Ranch has worked with the Fulton County Zoning office on mapping all the roads. This allows EMS a quick response to the Giant Goose Ranch. The Sheriff's department will do random

patrols at Giant Goose Ranch. Member Clark asked if there was good lighting on the campground. Mr. Herman explained there are lighting on poles serviced by Spoon River Electric on the main road, but there isn't much lighting at the campsites.

Member Ackerman moved to approve the **CONDITIONAL USE PERMIT TO EXPAND 120 CAMPSITES TO PARCEL #08-07-36-200-003 FOR GIANT GOOSE RANCH** with a second from Member Clark. Motion carried by roll call vote (5-0).

b. Discussion/Action: COMPLIANCE WITH ESTABLISHING A "NO WAKE" ZONE FOR BOATING ON LAKES BOUNDED BY NEIGHBORING PROPERTY OWNERS

Member Clark moved to approve **COMPLIANCE WITH ESTABLISHING A "NO WAKE" ZONE FOR BOATING ON LAKES BOUNDED BY NEIGHBORING PROPERTY OWNERS** with a second from Member Ackerman. Motion carried by roll call vote (5-0).

c. Discussion/Action: COMPLIANCE WITH SECTION 4, 1. B. (19) A-H OF THE FULTON COUNTY ZONING ORDINANCE

Member Ackerman moved to approve **COMPLIANCE WITH SECTION 4, 1. B. (19) A-H OF THE FULTON COUNTY ZONING ORDINANCE** with a second from Member Clark. Motion carried by roll call vote (5-0).

- 6. Old Business:** None
- 7. Other:** None
- 8. Executive Session:** None
- 9. Adjournment**
Time: 4:46pm

Member Herrick moved to adjourn with a second by Member Clark. Motion carried by roll call vote (5-0).

APPROVED FEBRUARY 22, 2022