

Fulton County Board Committee Minutes

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

Committee: Community Development, Zoning & 200th Anniversary
Meeting Place: 257 W Lincoln, Lewistown, IL
Time 5:30 p.m.
Date: Jan. 3, 2023

Call in:

Call in information: 1-425-436-6307

Access code: 835427

1. Call to Order

Time: 5:30pm

Members:

Laura Kessel (present/xxxxxx)
BJ McCullum (present/xxxxxx)
Ryan Sloan (present/xxxxxx)
Lauren Southwood (present/xxxxxx)
David Widger (present/xxxxxx)

OTHER BOARD MEMBERS:

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

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

4. Approval of Previous Minutes – December 6, 2022

Member McCullum moved to approve the minutes from December 6, 2022 with a second from Member Southwood. Motion carried by roll call vote (3-0).

5. Announcements, Communications and Correspondence

Member Kessel discussed having a solar development forum.

6. Public Comments – None

7. Claims/Financial Report

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

8. Zoning Office Report

ACTIVITY FOR DECEMBER 2022

Janice Emmons, Zoning Officer, reported for the month of December the Zoning Office collected \$1,827.00 in revenue. Six new construction applications were received and six initial and nine final

inspections were completed. There were about 80 consultations for zoning matters. There were ten consultations concerning plats/plat affidavit and ten affidavits recorded. There were 49 follow up consultations concerning renewal of conditional use permits and special home occupation permits.

COMPLAINTS

There was a complaint regarding a modular home being placed in Summum on a lot with no building permit. The property owner responded to receiving the notice, stated his friend will be relocating it within 60 days to McDonough County. The property owner has 90 days to complete the relocation prior to referral to the State's Attorney's office.

PUBLIC HEARINGS

There are no public hearings scheduled for January.

OTHER

There are upcoming discussions with Leeward Energy regarding solar development in Southern Fulton County.

9. New Business

a. **Discussion/Action:** Presentation Basics of the Fulton County Zoning Ordinance
Zoning Officer Emmons presented the basics of the Fulton County Zoning Ordinance.

The US Department of Commerce in 1922 enabled the Standard Zoning Enabling Act, this allowed cities, villages and local governments to begin regulating land use. The act protects the value of property, the environment and provides the best and highest use of property.

The statutes that Municipalities use is 65 ILCS and 55 ILCS is for counties. The Zoning office maintains the following ordinances; zoning, sign, small and large Wecs (Wind Energy Conservation System), solar siting, recreational marijuana, and flood plain.

The four basics of zoning are statutory, purpose, components and framework. The Zoning Board of Appeals is a committee that oversees internal policy, rules and regulations for Fulton County.

The ZBA recommends ordinance changes, rezoning, variance, conditional use permit or special home occupation permit.

The February 7, 2023 Community Development, Zoning, 200th Anniversary meeting will have a presentation on sub-division plats.

b. **Discussion/Action:** Fulton County Zoning Vehicle

Member Kessel discussed the zoning vehicle. The zoning vehicle is currently housed at the Zoning officer's home. The previous Community Development committee felt this location is safer with less chance of vandalism.

Member Kessel stated in her opinion the zoning vehicle should remain in Lewistown unless there is an inspection early in following day that would warrant the vehicle be taken home. Member Kessel stated the Zoning Officers contract does not state the Zoning Officer be provided a vehicle to drive to and from work each day.

Member Widger inquired how long the vehicle was been taken back and forth from the office to home. Zoning Officer Emmons stated the vehicle has been housed at her home approximately 9 years.

Member Kessel stated the Zoning office was previously located in Canton at the Health Department and the current concern is the additional daily mileage being added to the vehicle.

Member Sloan inquired is the zoning vehicles only used to do zoning inspections. Officer Emmons stated inspections is the only use for the vehicle. Member Kessel stated the Assessment office has a vehicle and the vehicle is used by the Assessment office for inspections and is parked at the Sheriff's office in Lewistown.

Member Widger inquired since the Zoning Officer has kept the vehicle at home what is the issue now. Member McCullum stated this is a county vehicle and the county's money paying for the vehicle. Zoning Officer Emmons stated she did not ask for the vehicle to be sent home with her and this was done previously for safety issues. Emmons stated she would prefer not to drive the vehicle home each day unless necessary for an inspection. The Zoning committee agreed to give Emmons one week to arrange to trade vehicles out and the zoning vehicle remain in Lewistown.

Member Southwood moved to approve the Zoning Vehicle be housed in Lewistown with a second from Member Sloan. Motion carried by roll call vote (5-0).

c. **Discussion/Action: Resolution:** Sally Clark – Reappointment – Zoning Board of Appeals

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

d. **Discussion/Action:** 200th Anniversary Event Planning

Member Kessel asked the committee for ideas on the 200th anniversary celebration for Fulton County. Any ideas should be sent to Member Kessel. Member Kessel's initial idea is to have several dates for the 200th Anniversary celebration at various locations throughout Fulton County this year.

e. **Discussion/Action:** General Discussion about Solar Projects

Member Kessel discussed scheduling a special Community Development, Zoning Committee meeting due to the number of solar project that are coming into Fulton County. With the number of solar projects, there needs to be streamlined process and a person of contact. Member Kessel stated Cole McDaniel of SRPED has been contacted by several solar companies and is willing to be the initial contact. Member Kessel would like to have a checklist from the Zoning office and Assessment office for any requirements needed for solar projects.

Member Kessel proposed a special Community Development, Zoning meeting on January 30 at 5:30pm.

10. Old Business – None

11. Executive Session – None

12. Adjournment

Time: 6:25pm

Member Southwood moved to adjourn at 6:25pm with a second from Member Sloan. Motion carried by roll call vote (5-0).