

WOODFORD COUNTY ZONING BOARD OF APPEALS

Woodford County Board Room
6:00 P. M. Tuesday, October 27, 2020

Minutes

- Call to Order:

Ms. Holmes called the meeting to order at 6:30 pm

- Roll Call: Teresa Gauger, Jerry Lay, Dean Backer, Kim Holmes and Marty Clinch were present.

Ms. Holmes declared a quorum present.

Others present: Erik Gibson

- Approval of minutes for August 25, 2020.

Motion to approve minutes as amended made by Lay, seconded by Clinch. *Motion Carried.*

- Approval of September 22, 2020 Hearing Officer only Hearing

Ms. Holmes approved and signed the Hearing Officer minutes.

- Swearing in and/or affirmation- completed for each petition.

- Petitions Submitted for Review:

2020-18-S Linn Township by Timothy Bussiere, for an Automotive Repair Business, located in the Agriculture (AG) District on a 5.8 acre parcel owned by Michael & Sharon Pape, described as Part of N ½ NE ¼ Section 11 T28N-R1W of the 3rd P.M. Woodford County, Illinois, and more commonly described as 1883 County Road 2200 N, Minonk, Illinois

- Swearing in and/or Affirmation: was completed for petition **2020-18-S**

Mr. Bussiere was sworn in. Mr. Bussiere testified that he began performing automotive repair when he was laid off during Covid-19. He stated they have approximately 10-12 personal use vehicles and around 15 currently on the property either for repair or scrap. He noted he does repairs and engine swaps and has scrapped out some vehicles to sell the parts. His son helps him with the work, he has no other employees. He noted if he purchases a vehicle to scrap he has the owner sign the title, he does not retitle them in his name before taking them to a scrap yard for disposal. The Board asked if there were animals on the property. Mr. Bussiere there are horses and goats. The Board asked about the septic, water and electric. Mr. Bussiere noted there is currently water and electric to the barn, there is septic in the house only. Mr. Gibson informed the board that a state license is required to perform salvage work. The board asked Mr. Bussiere if he had the state license. He stated he did not and was unaware he needed one. The board asked how many days' cars typically stay on the property. Mr. Bussiere noted salvage cars are typically there only a day or two. Repair cars can be two weeks. The board asked if he was selling vehicles at the property, he stated he is not at this time.

The board noted that the application is only for auto repair not auto salvage. They explained to Mr. Bussiere he could verbally request to amend his application to include auto salvage. Mr. Bussiere did not request to amend his application.

The board closed the testimony portion of the hearing and deliberated on the wording and stipulations for the recommendation they also reviewed the findings of fact.

Findings by the Zoning Board of Appeals for Petition 2020-18-S:

- A. Will not be detrimental to the public health, safety, and welfare;** (Affirmative)

Oil is properly recycled, fuel is re-used in other vehicles

- B. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purpose already permitted. The applicant need not demonstrate complete compatibility, but the applicant shall demonstrate reasonable efforts to minimize incompatibility;** (Affirmative) Minor auto repair will not inhibit farming.
- C. Will not be injurious to the district in which it shall be located;** (Affirmative) The surrounding area is farming and will not be effected.
- D. Will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the districts;** (Affirmative) Farming will not be effected by the auto repair business. .
- E. That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided;** (Affirmative) A barn is available to work inside, the property is accessed by county roads. There are no drainage concerns on the property.
- F. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public roads;** (Affirmative) Applicant is retrieving and returning the vehicles and ingress/egress is already available on the property.
- G. Is consistent with the Woodford County Comprehensive Land Use Plan.** (Affirmative) The comprehensive plan encourage business development and the creation of employment opportunities.

Motion to approve petition 2020-18-S for a special use of a Home Occupation type II allowing automotive repair – Minor as defined in the ordinance, with the addition of engine repair and rebuilding.

Stipulations: Not more than 20 vehicles on site which are not titled to members of the household. .

Roll call vote: Teresa Gauger – *Yes*, Kim Holmes – *Yes*, Jerry Lay – *Yes*, Marty Clinch – *Yes*, Dean Backer – *Yes*. *Motion Carried*.

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- Other Business to Come Before the Board:
 - Update on previous months petition/s
All the petitions submitted to the County Board were approved.
 - Update on next month petition/s: Ms. Jording noted there is two variance petitions for next month. The Hearings for the Wind Farm will begin
 - Public Input - None
 - ZBA By-Law discussion - (if necessary) None
 - Executive Session – None
 - Adjournment

Mr. Lay made the motion to adjourn at 7:45, 2nd by Mr. Gauger. *Motion Carried*.

Lisa Jording, Secretary

Kim Holmes, Chairman

Date