

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, October 12, 2010 at 5:00 p.m.

**PRESENT:** Chairman Hillegonds, K. Russell Crawford, Paul Hahn, Rosemary Palmer, Sue Sundell

**ABSENT:** Joyce Antonini, Darrell Meisinger, Melvin Stanford

**STAFF PRESENT:** Kristal Deininger, Community Development Administrator; Nicholas Hayward, Land Use Planner

**OTHERS PRESENT:** Greg Menold, Morton Township Road Commissioner

---

**CALL TO ORDER:** Chairman Hillegonds called the meeting to Order at 5:00 p.m.

**MINUTES:** Moved by Sundell, seconded by Hahn, to approve the minutes of the September 29, 2010 In-Place Land Use meeting. On voice vote, **motion declared carried.**

**NEW BUSINESS:** Code Amendment

Administrator Deininger presented a request proposed by the Morton Township Road District for an Amendment to the Zoning Code. Ms. Deininger explained that the proposal is not the first time a request of this nature has been requested by various Tazewell County Township Road Districts. Ms. Deininger said that Morton is requesting that the Code be amended to allow “governmental non-essential uses” such as Township Buildings, to be allowed by Special Use in the A-1 and A-2 Zoning Districts. Ms. Deininger stated that amending the Code to allow uses under the definition of “governmental non-essential” would be somewhat consistent with other uses allowed in these Zoning Districts by Special Use. Ms. Deininger added that allowing the Townships to have their Township Buildings located in various areas of their Townships allows for easier access and convenience, particularly in the winter time when the snow plows are out clearing the roads. Ms. Deininger introduced Greg Menold Morton Township Road Commissioner who was present should the Committee have any questions. Ms. Deininger stated that Mr. Menold had approached her regarding a site in Morton Township to allow construction of a new Township Building for storage, but due to the A-1 Zoning “governmental non-essential” uses were not allowed. Therefore she indicated to Mr. Menold that a Code amendment could be presented to the Committee for their consideration.

Following discussion, moved by Crawford, seconded by Sundell, to recommend that the proposed Amendment be referred to the Zoning Board of Appeals for public Hearing. (see attached). **Motion carried by voice vote.**

**UNFINISHED**

**BUSINESS:**

Comp Plan

Nick Hayward, Land Use Planner with Tri-County Regional Planning Commission presented to the Committee the Final Draft of the updated Comprehensive Land Use Plan and Future Land Use Map. Mr. Hayward reviewed with the Committee the process and time that went into the preparation of the Plan. Mr. Hayward also gave a thorough synopsis of the proposed Plan's narrative portion.

Mr. Hayward also asked for the Committee's feedback with regards to the Map for Potential Wind Farm Areas in the County. Mr. Hayward stated the map identified areas where wind farms may be suitable and the area was calculated based on distance from municipalities. Mr. Hayward said that there may be potential that residents may claim the County is actively pursuing wind farm development on his/her property when no policy has been established that specifies locations for wind farm development.

Administrator Deininger commented that in her opinion the Wind Farm Map, as with the Future Land Use Map, only serves as a guide and providing the map within the Comp Plan does not mean that the County is pursuing wind farm development, but only identifying areas where there is potential for this type of development could be located. The Committee members concurred and agreed with Mr. Hayward's preparation of the Wind Farm Map.

Administrator Deininger commented that the next stages would be to hold Public Meetings with citizens of Tazewell County and with local municipalities for input on the Plan. Then the information will be brought back to the Land Use Committee for a recommendation to the County Board for adoption.

Mr. Hayward was thanked by the Committee members for his time and effort that was put into the preparation of the updated Plan and Future Land Use Map.

**COMM. DEVEL. ADM.:**

LU-10-11 Resolution 911  
Contract with Municipal  
Addressing

Administrator Deininger presented resolution for renewal of a 1 year contract with 911 Municipal Addressing Services, Steve Hullcranz, contracted by the County to assign and/or reassign 911 addresses for the unincorporated areas of the County. The agreement would be effective December 1, 2010 through November 30, 2011. Ms. Deininger said the contract fee had been reduced from previous years from \$4,000 per year to \$2,800 due to the reduction in permits for new dwellings and subdivisions.

Moved by Palmer, seconded by Sundell, to recommend approval of LU-10-11, of the 1 year contract with 911 Municipal Addressing Services beginning December 1, 2010, through November 30, 2011, upon approval of the Community Development Department's Fiscal Year 10-11 Operating Budget by the Tazewell County Board. On voice vote, **motion declared carried.**

LU-10-12 Resolution  
Tri-County Reg. Plan.

Administrator Deininger presented a Resolution for a one year Contract Renewal with Tri-County Regional Planning Commission to provide Planning Services for the Community Development Department for the Committee's approval. The agreement would be effective December 1, 2010 through November 30, 2011. Ms. Deininger stated the contract fee had been reduced from \$11,250 to \$10,250, as her Department will no longer need the services of Tri-County for updating the Zoning Maps as her Department now does this in-house by Department Staff.

Following discussion, moved by Crawford, seconded by Hahn, to recommend approval of the proposed 1 year contract with Tri-County Regional Planning Commission beginning December 1, 2010, through November 30, 2011, upon approval of the Community Development Department's Fiscal Year 10-11 Operating Budget by the Tazewell County Board. On voice vote, **motion declared carried.**

Fondulac Twp. Rezoning.:

Administrator Deininger presented a request to the Committee for an Amendment to Official Zoning Map of Fondulac Township. Ms. Deininger explained that there are currently 4 properties located along Spring Creek Terrace in Fondulac Township which contain existing homes, but are zoned I-1 Light Industrial. Ms. Deininger further explained that the reason for the change is one of many reasons however the most important reason for the change was due too the current zoning of Light Industrial and should any of the homes be destroyed by fire, tornado or other means, they would not be allowed to rebuild the home as dwellings are not permitted in the I-1 Light Industrial Zoning Districts. Ms. Deininger stated the properties are actually more suited for the R-1 Zoning designation as R-1 is more conducive to the current uses in the area and the current use of their properties.

Following discussion, moved by Sundell, seconded by Palmer, to recommend that the proposed map amendment be referred to the Zoning Board of Appeals for a Public Hearing. On voice vote, **motion declared carried.**

Reimbursement of  
Permit Fee:

Administrator Deininger explained to the Committee that a recent permit application for 2 new Commercial mini-storage units had been overcharged for the permit fee. Ms. Deininger stated that she will need to refund the applicant \$2,100 for the permit application fee. Ms. Deininger added that she will also be requesting a transfer of funds within her Budget to the Budget Line Item Deposit Reimbursement to allow for the reimbursement of the overcharge.

Moved by Sundell, seconded by Hahn, to approve the reimbursement to Ron Smallenberger in the amount of \$2,100 due to an overcharge with regards to the building permit application for 2 Commercial structures upon the transfer of funds as approved by the Finance Committee. On voice vote, **motion declared carried.**

Budget Review: Administrator Deininger reviewed with the Committee her FY 10-11 Budget proposal for the Community Development Department.

**NEXT MEETING:** The next meeting of the Land Use Committee will be an In Place Meeting held on **Tuesday, November 9, 2010 at 5:00 p.m.** in the Community Room of the Tazewell County Justice Center.

**ADJOURNMENT:** There being no further business, the meeting adjourned at 6:00 p.m.

Kristal Deininger, Secretary