

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, January 8, 2013 at 5:00 p.m.

**PRESENT:** Chairman Terry Hillegonds, Monica Connett, Rosemary Palmer, Greg Sinn, Andrew Rinehart and Sue Sundell.

**ABSENT:** K. Russell Crawford and Paul Hahn

**STAFF PRESENT:** Kristal Deininger, Community Development Administrator; Kyle Smith, Land Use Planner; James Newman, ZBA Chairman; Matt Drake, Assistant States Attorney

**OTHERS PRESENT:** None

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

**MINUTES:** Moved by Connett, seconded by Palmer, to approve the minutes of the November 13, 2012 Land Use Meeting. On voice vote, **motion declared carried.**

Chairman Hillegonds asked that all individuals present give a brief synopsis of their background and history with the County, etc to allow new members and returning members of the Land Use Committee to be better acquainted with each other in addition to the responsibilities of the Community Development Department.

**CASES:**

LU-13-01

CASE NO. 13-01-Z

The petition of John P. Webb for a Map Amendment to the Official Elm Grove Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation District to a R-R Rural Residential Zoning District

Member Sinn had concerns with regards to the potential of a private road being utilized for the 3 sites. Administrator Deininger stated that upon submittal of a Preliminary and Final Plat more detailed discussion regarding this issue will be addressed.

Land Use Planner Kyle Smith added that the current issue is the Rezoning of the site.

Moved by Sundell, seconded by Connett, to recommend approval of LU-13-01, Case No. 13-01-Z, to the Tazewell County Board. On voice vote, **motion declared carried.**

**STAFF REPORT:**

Administrator Deininger presented the Committee a Staff Report detailing revenues, expenses and other office related activity over the last month and year.

**UNFINISHED BUS:**

Chairman Hillegonds stated that a primary goal for 2013 is the adoption of the Residential Building Code with implementation to be 2014. Administrator Deininger stated that she is in the preliminary stages of working on the actual document and the intent is to adopt the 2012 International Building Code, Property Code, etc., however this will also require changes to the current adopted Commercial Building Code as the County is currently working under the 2006 International Building Code. Administrator Deininger stated that the biggest hurdle will be the funding and hiring of the required Staff for enforcement of Building Code. Administrator Deininger added that the Residential Code is extremely important to ensure quality and safe construction as over the years there has been increased instances of extremely poor and unsafe construction and with no mechanism in place for enforcement it is difficult to gain compliance.

**BILLS:**

Moved by Sundell, seconded by Palmer, to approve the bills for the Community Development Department as submitted. On voice vote, **motion declared carried.**

**NEXT MEETING:**

The next meeting of the Land Use Committee will be held on **Tuesday, February 12, 2013 at 5:00 p.m.** in the 3<sup>rd</sup> Floor Jury Meeting Room of the McKenzie Building.

**RECESS:**

There being no further business, the meeting recessed at 5:18 p.m.

Kristal Deininger, Secretary

Transcribed by Melissa A. Kreiter  
Administrative Assistant