

Proceedings held before the Honorable Zoning Board of Appeals at the regular meeting of said Board, begun and held in the City of Greenville in said County and State, on Tuesday, April 9, 2024, held for the transaction of general County Building & Zoning Business.

At 7:00 p.m., Jim Tarasuik, Chairman, opened the meeting by leading the Pledge of Allegiance. Emily Hartmann, called Roll Call showing a quorum present as follows: Jim Tarasuik, Ron Jarrett, Kelli Bassett, Emily Hartmann and Chad Waters

Jim Tarasuik, Chairman proceeded with opening the floor for approval of February 13, 2024 meeting minutes. Motion by Jarrett, second by Waters. Roll call vote: 5 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of variance BC-2024-100 requesting Jake Mettler be allowed to build a barn no less than 10' from the North property line on property located at 1248 Mettler Rd, New Douglas, IL. Report and facts of the application given by the zoning administrator to the board. Finding of fact and discussion by the entire board. Motion by Waters, second by Jarrett to table discussion until applicant provides additional information regarding why he can't follow current set-back, or at least 15'. Roll call vote: 5 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of variance BC-2024-96 requesting Richard Griffey be allowed to build a garage no less than 10' from the West & North property line on property located at 1286 Miller Ln, Greenville, IL. Report and facts of the application given by the zoning administrator to the board. Finding of fact and discussion by the entire board. Motion by Waters, second by Jarrett to table discussion until variance app is corrected with exact sq. footage & building measurements. Will applicant consider a 15' set-back on North and West sides? Roll call vote: 5 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of special use permit BC-2024-102 requesting Matthew and Kara Harris to operate a wedding venue in an AG, A-1 district on property located at 1 Embry Dr, Greenville, IL. Report and facts of the application given by the zoning administrator to the board. This SUP is not changing from the previous SUP issued for this venue. Applicants will be making some internal improvements to the facility and will be applying for building permits. Finding of fact and discussion by the entire board. Motion by Hartmann, second by Waters to approve special use permit. Roll call vote: 5 ayes, 0 nays, 0 abstain, motion carried.

Jim Tarasuik, Chairman proceeded with opening the floor for discussion of special use permit BC-2024-104 requesting Southwestern Electric Inc. for the construction and maintenance of an electric utility substation on property located at 1251 Gun Club Rd, Smithboro, IL. Report and facts of the application given by the zoning administrator to the board. Finding of fact and discussion by the entire board. Motion by Bassett, second by Hartmann to table the request pending receipt of application updated with correct values and additional requirements per the special use section 9-2 (b,f, g, h, j, & k plus seek clarification from states attorney regarding allowing an agreement to purchase as acceptable document to issue SUP prior to deed. Roll call vote: 5 ayes, 0 nays, 0 abstain, motion carried. The board identified a variance will also need to be applied for since this property does not meet minimum lot size in an A-1 District. The zoning administrator stated this has not been completed and he will contact the applicant to accomplish this.

Motion by Hartmann, second by Jarrett to adjourn at 8:10 p.m. Roll Call Vote: 5 ayes, 0 nays, 0 abstain, motion carried.

