

**COUNTY OF MENARD )**  
**) S.S.**  
**STATE OF ILLINOIS )**

The Menard County Planning Commission and Menard County Zoning Board of Appeals met for a Special Meeting held on Thursday, January 20, 2022 at 6:00 PM at the Menard County Courthouse, 102 South Seventh Street, Petersburg, Illinois.

Members of the Menard County Planning Commission present included: Dennis Kunken, Ed Blair, John Dixon, Rod Reich, Landon Lounsberry, Jack Knuppel, Julie Wankel, and Mark Churchill.

Members of the Menard County Zoning Board of Appeals present included: Tom Eldridge, Steve Ozella, Karen Stott, and Steven Wilken.

Additionally, District 1 Menard County Commissioner Jeff Fore, Menard County State’s Attorney Gabe Grosboll, Menard County Zoning Officer Jayme Ray, and Menard County Coordinator Dara Worthington were present. Members of the public present were Mark and Debora Heffner.

The joint meeting was called to order at 6:00 PM followed by the Pledge of Allegiance.

State’s Attorney Gabe Grosboll presented a brief overview of the authority given to the Menard County Planning Commission, Menard County Zoning Board of Appeals and Menard County Board as it relates to Variances and Special Use Permits and indicated the need to update the current county zoning ordinance. Attorney Grosboll indicated there would be no discussion on the hypothetical special use permit at the meeting.

Tom Eldridge, Chair of the Zoning Board of Appeals, gave a quick overview of the process to be followed for the meeting and then had the Zoning Board of Appeals withdraw to the County Board Room for their meeting/Public Hearing, leaving the Planning Commission to conduct their own individual meeting. He noted that each committee would vote upon the proposed text amendment with each body reporting their decision to the Menard County Board of Commissioners.

Menard County Planning Commission Public Hearing:

Mark and Debora Heffner presented a brief overview of their business activities at Country Road Relics located at 24514 DiGovanna Avenue in Athens. Upon completion of their overview, members of the Planning Commission were given the opportunity to ask questions.

Mark and Debora Heffner withdrew from the meeting.

The Planning Commission reviewed the information presented by the Heffners. The current zoning was discussed as well as the original building permit application submitted to the county. It was noted, again, that the proposal up for consideration was that Retail be added to Agriculture Districts and that if this text amendment were to be approved, each forthcoming request from a county resident to have a

retail business in an agricultural district would need to present a Special Use Permit for possible consideration and possible approval.

County Commissioner Jeff Fore opened the floor for a motion for a decision by the Planning Commission on the matter at hand. Planning Commission Member Julie Wankel made a motion proposing that Retail be added as an allowable activity in an Agricultural District. Planning Commission Member Ed Blair seconded the motion. The motion carried unanimously.

There was a brief discussion, again, on the need for a new zoning ordinance due to the number of varied requests coming before the zoning officer that do not fit within the current ordinance.

Citizen Louis Midiri addressed the Planning Commission regarding wind turbines. Specifically, Mr. Midiri requested that wind turbines not be allowed in Menard County due to their negative and permanent impact on the land and the county itself.

Having no further business, Planning Commission Member Rod Reich made a motion to adjourn the meeting and Planning Commission Member Mark Churchill seconded the motion. The meeting adjourned at 6:54 PM.

The Zoning Board of Appeals portion of the public meeting was called to order at 6:37pm. Mark and Debbie Heffner were present and sworn in by ZBA Chairman, Tom Eldrige.

Minutes from the January 6<sup>th</sup> 2022 meeting were presented for approval. ZBA member Steve Wilken moved to approve the minutes. ZBA member Karen Stott seconded the motion. The motion carried.

Mark and Debora Heffner presented a brief overview of their business activities at Country Road Relics located at 24514 DiGovanna Avenue in Athens. Upon completion of their overview, members of the Planning Commission were given the opportunity to ask questions.

Zoning Board of Appeal Members moved to recommend the proposed Text Amendment with stipulations for Agricultural zoned retail businesses:

- Must be home-based
- No larger than 1,200 square feet
- Must have documented Tax ID
- Ample parking per county ordinance
- No pod/trailer type structures

After discussion, Steve Ozella moved to recommend, Karen Stott seconded the motion. The motion carried.

**Unscheduled Public Comments/Requests**

**New Business**

**Zoning Deputy's Report**

**Individual ZBA Member Comments**

Zoning Ordinance Update

**Adjournment**

As no other business was brought before the Zoning Board of Appeals, Steve Ozella moved to adjourn the meeting at 7:28 p.m. Steven Wilken seconded the motion. The motion carried.