

Shelby County Zoning
315 1/2 East Main St.
Shelbyville, IL 62565
217-294-3876
Email: shelbyzoning@shelbycounty-il.com

Minutes for Zoning Board of Appeals on April 25th, 2024, at 6pm In the Office of the Zoning Administrator.

Call to Order

Betsy Stilabower calls the meeting to order at 6pm.

Roll Call

Betsy Stilabower
Jim Hampton
Sandra Earp

*Board of Appeals currently only has 3 of 5 members.

Reading of the Minutes

Minutes read from December 28th Meeting.

Motion to accept the minutes as read: Betsy Stilabower.

Seconded by: Jim Hampton.

Agenda

1. Amendment to text: Waiver of permitting fees for structures affected by severe weather or natural disasters.
2. Amendment to text: Reduce or eliminate the minimum square footage requirement.
3. Amendment to text: Require all Commercial Solar Energy and Wind Energy Facilities to sign a road use agreement with Shelby County.
4. Amendment to text: Clarify the waving of permit fees for agricultural purposes.

Item #1 - Amendment to text: Waiver of permitting fees for structures affected by severe weather or natural disasters.

Scott McKee presents the text amendment. Under Article 1, subsection 6, paragraph 8 the amendment will add the following – “Except, no fee shall be assessed for permits, inspections, or certifications of occupancy for construction, reconstruction, alteration, repair, movement to another site, removal, or demolition of a manufactured home, building, dwelling, or structure, either commercial or residential, damaged as a result of a disaster, emergency, weather event, or for any reason deemed warranted in the interests of public safety, welfare, and recovery of the community by the County Board.”

Jim Hampton makes a motion to recommend the item be approved by the County Board.

Sandra Earp seconded the motion.

Motion passed unanimously.

Item #2 - Amendment to text: Reduce or eliminate the minimum square footage requirement.

Betsy Stilabower made a motion to withdraw the amendment.

Sandra Earp seconded the motion.

Motion passed unanimously.

Item #3 - Amendment to text: Require all Commercial Solar Energy and Wind Energy Facilities to sign a road use agreement with Shelby County.

Scott McKee presents the text amendments.

“Article 2 subsection 16 E (2) – Add L – “Any Wind Energy Facility shall produce proof of entering into a road use agreement with the Shelby County Highway Department and the road district with which the proposed facility will reside.”

“Article 2 subsection 16 ½ E (2) – Add I - “Any Solar Energy Facility shall produce proof of entering into a road use agreement with the Shelby County Highway Department and the road district with which the proposed facility will reside.”

Jim Hampton made a motion to approve the Amendment to text.

Betsy Stilabower seconded the motion.

Motion passed unanimously.

Item #4 - Amendment to text: Clarify the waving of permit fees for agricultural purposes.

Scott McKee presents the amendments.

Article 1 subsection 6, A. (1) – Add to the end of (1) “Additionally, in conjunction with 55 ILCS 5/5 - 12001, permits with respect to the erection, maintenance, repair, alteration, remodeling, or extension of buildings or structures used or to be used for agricultural purposes shall be issued free of charge.”

Article 2 subsection 10, adding a paragraph 7 – “permits with respect to the erection, maintenance, repair, alteration, remodeling, or extension of buildings or structures used or to be used for agricultural purposes shall be issued free of charge.”

Sandra Earp made a motion to recommend the item be approved by the County Board.

Jim Hampton seconded the motion.

Motion passed unanimously.

Public Body Comment – No member of the public was present.

Adjournment

Betsy Stilabower made a motion to adjourn.

Jim Hampton seconded the motion.

Adjournment at 6:41pm

Minutes recorded by Secretary Scott McKee.



Shelby County Zoning Administrator