

**Building & Zoning Committee  
Meeting Minutes for August 4, 2022**

**Members Present:**

Mick Madison, Chairman  
Dalton Gray  
Terry Eaker  
Nick Petrillo  
Bobby Ross

**Members Absent:**

Ryan Kneedler  
Bill Meyer  
Robert Pollard  
Victor Valentine

**Others Present:**

Noelle Maxey, Zoning Coordinator	Justin McLaughlin	Lyndi Honegger
Jen Hurley, Zoning Assistant	Hillary McLaughlin	
Chris Doucleff, Administrator	Adam Honegger	

**Call of Meeting to Order and Roll Call:**

Chairman Madison called the regular meeting of the Building & Zoning Committee to order at 5:00 p.m. and conducted roll call.

**Approval of Minutes:**

Chairman Madison asked the Committee if all members had reviewed the minutes from the July 7, 2022 meeting and if they had any changes to be made. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Noelle Maxey, Zoning Coordinator, gave the overview of the seven zoning petitions and one amended final plat on the agenda.

Ms. Maxey introduced Resolution Z22-0043, petition of Blake Tourville, owner of record. Ms. Maxey stated the property is zoned "A", and he is requesting a variance to construct an accessory structure 4 feet from the south property line instead of the required 15 feet. She said there are no outstanding violations, letters of support had been received from the property owners to the north and the south, and ZBA recommended approval.

Ms. Maxey introduced Resolution Z22-0045, petition of I-55 RV Park & Campground, LLC, application on behalf of JPKL, LLC, owner of record. Ms. Maxey stated the property is zoned "A" Agricultural, and the applicants are requesting a Special Use Permit to operate an RV park on site. She said they are proposing to use 3 acres of the 6 acre property for the RV park that would have 18 gravel pads, 1 ADA-compliant concrete pad, a comfort station, and dog park, and she stated each pad would have water, sewer, and electric service. Ms. Maxey said two neighbors spoke in opposition at the ZBA meeting, and ZBA recommended approval with conditions.

Ms. Maxey introduced Resolution Z22-0048, petition of Michael Moehle, owner of record. Ms. Maxey stated the property is zoned "R-3" Single-Family Residential District and is currently vacant, and the applicant is requesting a zoning map amendment to rezone the approximately 0.45 acre tract of land to "B-1" Limited Business District to have a plumbing office and shop on site. She said there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval.

Ms. Maxey introduced Resolution Z22-0049, petition of Mike Moniger, applicant on behalf of Max Moniger, owner of record. Ms. Maxey stated the properties are zoned "R-3" Single-Family Residential District, and the applicants are requesting a zoning map amendment to rezone the three parcels from "R-3" to "PD" Planned Development District in order to have personal and commercial storage in the existing three buildings on site. She said they are also proposing to have a small self-storage facility on site in the future. Ms. Maxey stated there are no outstanding violations, staff had received two letters of opposition from neighbors but no one had spoken in opposition at the ZBA meeting, and the ZBA recommended approval with Attachment "A", 4-1. Chairman Madison stated the whole area is residential, but for some reason the Fort Russell Township garage was on these properties, and anyone who buys it would probably want to make it commercial since it is all rock and two large buildings.

Ms. Maxey introduced Resolution Z22-0050, petition of Justin and Hillary McLaughlin of Mac's Family Fun Time, LLC, owner of record. Ms. Maxey stated the property is dual-zoned "A" Agricultural and "B-2" General Business Districts, and the applicants are requesting a zoning map amendment to rezone the whole 7.21 acre property to "B-5" Planned Business District. She said they currently have a custard shop, small arcade, and bounce house inside the existing building, and they are wanting to rezone the property in order to expand their parking lot and add an outdoor miniature golf course to the property. Ms. Maxey said there are no outstanding violations, and staff had received five letters of opposition, one neighbor spoke in opposition at the ZBA meeting, and staff had also received six letters of support of the rezoning. Ms. Maxey said the ZBA recommended approval with Attachment "A", 4-1.

Ms. Maxey introduced Resolution Z22-0051, petition of Adam and Lyndi Honegger, applicants on behalf of Keith and Joy Honegger, owners of record. Ms. Maxey stated the property is zoned "A" Agricultural District and is 65.75 acres in size. She said the applicants are requesting Special Use Permits in order to have a sales yard and Agritourism Operation on site, and they are requesting a variance to have up to 10 square feet of signage instead of the maximum 4 square feet allowed. Ms. Maxey said they are currently proposing to only have a sales yard and farm stand on site to sell flowers and products from the property and other properties in the area, and they are planning to expand into an Agritourism Operation in the future, which would include farm tours, educational events, and u-pick flower picking. She said staff had received two letters from adjacent property owners with concerns regarding this petition and two letters of support. She said there are no outstanding violations, and the ZBA recommended approval with conditions, 3-2.

Ms. Maxey introduced Resolution Z22-0052, petition of Michael Carlson, applicant on behalf of Justin and Margaret Litteken, owners of record. She said the property is zoned "A" Agricultural, and the application is requesting a variance to construct an attached garage addition to an existing home that would be 26 feet from the south property line instead of the required 50 feet. Ms. Maxey said the applicant noted that the corner of the garage would still be 50 feet from the edge of the roadway pavement, but due to the wide right-of-way, it would only be 26 feet from the property line. She said there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval.

Ms. Maxey introduced the Estates at Heritage Landing 2<sup>nd</sup> Addition – Amended Final Plat. Ms. Maxey stated this 11 lot final plat had been approved last meeting, but since approval, the Maps & Plats Department had requested some amendments be made to the final plat. Ms. Maxey listed the changes that were made: 1. They corrected the heading and perimeter description to Southeast 1/4, 2. The owner Heritage Land Development, LLC, was added to the plat, and 3. The width of the gas line easement was reduced from 100 feet wide to 50 feet wide.

**Pre-Application Presentation:**

None

**Citizens Wishing to Address the Committee:**

Chairman Madison asked if there are any members of the public wishing to address the Committee.

Justin and Hillary McLaughlin, applicants of Z22-0050, spoke in regards to their request. Mr. McLaughlin said they also own the Lory Theater, and between the two businesses, they have 24 part-time employees, 4 part-time managers, 2 full-time managers, and 3 salaried employees, which is triple the numbers over the last 10 years. He said Mac's just celebrated their

one year anniversary, and the zoning request is for additional gravel parking and an outdoor mini golf course. Mr. McLaughlin said they had not expected any opposition to their request because no one had approached them about it. He said there are over a dozen businesses already existing over a 3 mile stretch of this roadway. Mrs. McLaughlin addressed traffic and safety concerns and stated they've already gone to the appropriate departments to try to get a road sign installed, but the department did a survey of the traffic patterns and determined a road sign was not needed. Mrs. McLaughlin stated they would be happy to put up additional signage on the corners of their property indicating the upcoming entrance. She said they will continue to pursue additional safety measures, including offering some of their property for the creation of a turn lane in the future. She said they intend to confer with neighbors and solve as many of their concerns as possible. Mrs. McLaughlin stated they are wanting to plant a wildflower patch behind the building that would be beneficial to local wildlife and bees that neighbors keep. Mr. Petrillo asked where the golf course would be located on the property, and Ms. Maxey pointed it out on the site plan. Mr. Petrillo asked why there was opposition to this, and Mr. Doucleff stated the neighbors had concerns about traffic, safety, and an old private sewage system that had been replaced this year. Mr. Petrillo asked why they hadn't been approved for the entrance/exit caution sign. Ms. Hurley stated the highway department did some sort of equation with speed and amount of traffic and had determined a sign wasn't necessary. Chairman Madison said you'd think that they would put a "cars entering and leaving the highway" sign up like they do at trucking companies, and Mr. McLaughlin stated that is what they had asked for and been told no. Ms. Maxey stated that neighbors also had concerns that this would allow them to put up more buildings on the property and have other business come onto the property, but that is not the case since the request is for a Planned Business District.

Adam Honegger, applicant of Z22-0051, spoke in regards to his and his wife's request. Adam Honegger said they started a flower farm business earlier this year, which is located on a part of his parents' property. Mr. Honegger said they are wanting to have a sales yard and Agritourism Operation in order to expand their farm's offerings. He said they want to be able to sell other goods produced off-site, such as flowers from other farms in the area and local honey, eggs, soap, etc. He said Agritourism request stems from wanting to share their farm with the community, such as u-pick flowers, floral design workshops, and educational opportunities. Mr. Honegger said they have spoken with several neighbors in the surrounding subdivisions, and he believes many of their concerns have been alleviated. He said both developers of the surrounding subdivisions had called him and stated they had no opposition to the requests.

**Unfinished Business:**

None

**New Business:**

Chairman Madison brought in Resolutions Z22-0043, Z22-0048, Z22-0049, Z22-0050, Z22-0051, and Z22-0052, the Estates at Heritage Landing 2<sup>nd</sup> Addition – Amended Final Plat, and the Purchase Order Report to be voted on together. Mr. Gray made a motion to approve all above items. Seconded by Mr. Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z22-0045. Mr. Ross noted a storage facility was put in just to the north of this property, Dex's tree service is right there, and there's a storage facility to the south, so if we are already allowing storage facilities out there, why not a campground. Chairman Madison stated neighbors were concerned that they will have trouble with their own well water because new wells are dug deeper now, but he's not sure if it would really have an effect on other properties around there. Mr. Ross said wells are dug narrower and deeper now. Mr. Doucleff stated the Health Department regulates wells, so we aren't sure whether or not a new one would affect neighbors. Mr. Ross noted it would also be mostly seasonal. Mr. Petrillo asked if the well water was the main opposition, and Ms. Maxey replied the main opposition is that the neighbors just don't want it out there. Chairman Madison said there is a need for these facilities. Mr. Ross said parents traveling with sports teams that take their campers are always looking for places to stay, and Mr. Eaker stated it seems like it would be a great location since it's right off I-55. Mr. Gray made a motion to approve. Seconded by Mr. Eaker. Mr. Petrillo asked if the ZBA vote was 4-1, and Ms. Maxey replied that it was. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Purchase Request – Eight (8) Dell Optiplex 5000 Small Form Factor. Mr. Doucleff stated the Department is needing to purchase 8 new desktop computers because the oldest computers we have don't have the ability

to upgrade to Windows 11, and Windows 10 support ends in about a year and a half. Mr. Gray made a motion to approve. Seconded by Mr. Ross. Roll-call vote. All ayes. Motion passes.

**Administrator's Report:**

Mr. Doucleff stated building permits this month compared to last year are up again, but down slightly from the previous month. He said we did 18 home permits this month, compared to 3 last year.

**Adjournment:**

Mr. Gray made a motion to adjourn the meeting. Seconded by Mr. Ross. Voice-vote. All ayes. Motion passes.

Meeting adjourned.