

City of Monticello Planning and Zoning Board Meeting

July 20, 2020

Chairman Hawkins called the meeting to order at 7:00 pm.

Chairman Hawkins requested that a member of the audience put a mask on, and offered him a mask if he did not have one with him. The individual did not comply with this and further requests, and Chairman Hawkins called 911 to request a police officer come to the meeting. He remained in the meeting, which continued as scheduled, until 7:09pm, at which time the officer arrived and the audience member willingly left the room.

Roll Call was taken by City Clerk Jill Potts.

ROLL CALL: Present: HAWKINS, BEEM, DAY, RIEGEL, GOEBEL, SPILLMAN,
YOON

Absent: NONE

Also Present: Callie McFarland, Zoning Administrator; Terry Summers, City Administrator

PUBLIC PARTICIPATION:

None

APPROVAL OF MEETING MINUTES:

A motion was made by Michael Beem, and seconded by Shawn Spillman, to approve the January 21, 2020 Planning & Zoning Board Meeting Minutes. The motion carried.

NEW BUSINESS:

Introduction of Conditional Use Permit Amendment – 450 W Main Street

The owner of 450 W Main (B) wishes to amend a conditional use permit received in 2013, to allow the addition of a miniature golf course on the property as a main use. (§153.018)

Callie McFarland reports that Jerry Sample has owned this property since 2013, and prior to purchasing the property at that time, received a Conditional Use Permit to allow multiple main uses on one parcel – the dojo studio and the auto restoration business. Mr. Sample would like to

construct a 9-hole miniature golf course on the majority of the parking lot space. Mr. Sample stated that he thinks it is a good use of unused space and that it will give kids in the community something to do. Amber Goebel questioned parking, and Mr. Sample replied that he feels most patrons will be younger and would be dropped off, and that there will be parking available on 2 streets. Elaine Yoon questioned if there would be water features or loud music, with Mr. Sample reporting there will not be loud music, and that there will be a small pond water feature and a mister. The Public Hearing was opened at 7:08 pm. There was no public testimony, and following a motion by Gerald Day, and a second by Michael Beem, the public testimony period was closed at 7:08pm. A motion was then made by Amber Goebel, and seconded by Shawn Spillman, to recommend approval of the amendment to the conditional use permit. The motion carried 7-0.

Introduction of Sage Woods Variance Request

The developer of Sage Woods Subdivision has requested a variance to the sign regulations for residential signs, as they relate to height and illumination (§153.037).

Callie McFarland presents that the developer has requested a variance to the sign regulations for residential signs. They would like to install a monument sign that would be 8'3" tall at the entrance to the Sage Wood Subdivision. The height requirement stated in the Zoning Ordinance is four feet. Steve Tenhouse was present to answer questions. The only question came from Michael Beem, who asked if there would be lights on the sign, to which Mr. Tenhouse replied yes. The Public Hearing was opened at 7:14pm, with one remote call from Steve Shreffler, who stated the sound quality on the GoTo Meeting was poor and that this meeting was a violation of the Open Meetings Act. A motion was made by Michael Beem, and seconded by Gerald Day to close the Public Hearing at 7:14pm. A motion was then made by Michael Beem, and seconded by Gerald Day, to approve a variance to the sign regulations for residential signs, as they relate to height and illumination. The motion carried 7-0.

Introduction of Conditional Use Request – 1109 N State Street

The prospective owner of 1109 N State Street has requested a conditional use permit to allow a "School – Public or Private" at an Urban Residential (RD) zoned property (§153.017).

Callie McFarland presented that the Monticello Christian Academy, Inc. (MCA) would like to purchase the former doctor's building by Kirby Medical Center to relocate the school from their current location in downtown Monticello. The Zoning Ordinance allows a school to only operate in

an RD-zoning district upon issuance of a conditional use permit. MCA is requesting the conditional use permit so that they may proceed with the closing of the property and move forward with their plans for renovation and occupancy.

Steven Tenhouse, Tara Grabarczyk (MCA Attorney), and Allison Warmbier (MCA Administrator) were present for questions and discussion. Ms. Warmbier gave a brief history of the school, shared the mission statement, and addressed the demographic served and the numbers served. Tara Grabarczyk stated that MCA is currently in negotiations with Kirby Hospital. There is substantial parking and student drop-off and pick-up will occur in front of the building. She reports that MCA has a great vision to transform this building into a school, and stressed this is a long-term project – this will be home for MCA. Elaine Yoon pointed out that MCA currently utilizes Nick’s Park for an outdoor space for students, and asked the plan for this at the new location. Ms. Warmbier stated that at this time, the plan is that the students would walk to nearby Forest Preserve Park for outdoor activity. Michael Beem questioned the difference in the square footage of the current location and the proposed location (current is 10,000 sf and proposed is 14,000 sf). Public Testimony was opened at 7:24pm. Shannon Carroll, with the Piatt County Board, expressed concerns about parking and maintenance. Steve Tenhouse replied that when Kirby Hospital and Carle were on the campus parking was never a problem. Because the school attendees do not drive, and there are 18 employees, he does not feel parking will be an issue. There are 23 parking spots designated for the building, with Callie McFarland confirming this meets zoning requirements. Rachel LeJeune, with Willow Tree Missions, spoke to the insurance issue, citing several examples of similar situations and how liability works in those situations. She agrees with the letter submitted for public testimony by Randy Shumard, stating she feels it would be shortsighted of the County to miss an opportunity like this that would benefit all (hospital, school, community). Further discussion was held regarding maintenance and the purchase agreement. A motion was made by Michael Beem, and seconded by Shawn Spillman, to close the Public Hearing at 7:33pm. A motion was made by Michael Beem, and seconded by Shawn Spillman, to approve the conditional use permit to allow a “School – Public or Private” at an Urban Residential (RD) zoned property. The motion carried 7-0.

Introduction of Conditional Use Permit Request – 203 N Park and 416 W Washington

Spencer Atkins, prospective owner of 203 N Park and 416 W Washington, has applied for a conditional use permit to allow a Planned Unit Development in a Business (B) zone with deviations from the zoning code regarding the number of main buildings on one lot, multiple main uses on one

lot, the off-street parking requirements for multi-family dwelling use, and the separation distance between main buildings.

Callie McFarland presented the following: Mr. Atkins wishes to develop this property as a mixed-use development called "Pepsin Hill". A Planned Unit Development is a process intended to encourage and address creative development opportunities for areas that otherwise may not be attainable under the current zoning regulations. The property will feature 21 townhomes, a "depot" commercial area, a pedestrian/bicycle trail, and green space. Spencer Atkins, Nolan Atkins, and Kevin Brumback were present representing the Atkins Group. The Public Hearing was opened at 7:52pm. Discussion and questions ensued around the following topics: sidewalks, location and other specifics of detention pond, fencing, green design, aesthetics of buildings, and management of town homes. In regard to management, the manager of the Baytowne Apartments Champaign, who resides in Monticello, will manage. Local businesses will be utilized during the development process, including RP Lumber, True Value, and Katie Kemen (cabinets). Tim Hayes, who represented his mother, an adjacent land owner, said they are in favor of the project and feel it is a good addition to the neighborhood. Historically rain/drainage has been an issue, and Mr. Hayes feels the detention pond will definitely be needed. Steve Shreffler joined the meeting remotely during the Public Hearing to state that he will be filing a FOIA Request regarding this meeting. A motion was made by Michael Beem, and seconded by Amber Goebel, to close the Public Hearing at 8:00pm. A motion was made by Michael Beem, and seconded by Marthaan Riegel, to approve the Conditional Use Request for a Planned Unit Development. The motion carried 7-0.

Chairman Hawkins thanked everyone for wearing their masks during the meeting. City Administrator Terry Summers informed the Board that on July 13, 2020 the City Council determined they would like to opt out on Recreational Cannabis. Because this falls under a land use issue, it will come back to PZB at the August meeting, as will a recent setback rule change for medical cannabis.

A motion was made by Michael Beem, and seconded by Elaine Yoon, to adjourn the meeting at 8:03pm

Respectfully Submitted by:

Jill Potts

City Clerk

Jill Potts

From: Callie Jo McFarland
Sent: Monday, July 20, 2020 11:15 AM
To: Amber Warmbier; Steve Tenhouse
Cc: Terry Summers; Jill Potts
Subject: FW: Tonight's zoning meeting

Good morning,

Please find the submitted letter below that Chairman Spencer asked to be read at tonight's meeting.

Best,

Callie McFarland

From: [REDACTED]
Sent: Monday, July 20, 2020 11:07 AM
To: Callie Jo McFarland <cjm@cityofmonticello.net>
Cc: Keri Nusbaum <zoning@piattcounty.org>; Ray Spencer [REDACTED]; Steve Hoffman <shoffman@news-gazette.media>; s.carroll@piatt.gov; Eric Seibring <eseibring@piattcounty.org>
Subject: Tonight's zoning meeting

Callie Jo,

Unfortunately, I have a White Heath water board meeting tonight at 7, and my attendance there is needed to have a quorum. I wanted to say a couple of things from the county's perspective about the possible sale of the Kirby office building to the private school.

Please remind your board that the county is the owner of all the other buildings and property surrounding the doctors' building, including the nursing home and former Kirby hospital, now the Piatt County office building. The county owns and maintains the entrance drive, all parking areas, and the green space adjacent to this property. The Piatt County Board has already voted to move forward with acquiring the building from Kirby Hospital for future county use.

The county has concerns about liability issues if children use the green space areas as a playground and get hurt. Therefore, use of the grassy areas by the school would likely be prohibited.

Increased vehicle traffic is also a concern. Parking for nursing home visitors, visitors to county offices, county employees, and delivery trucks is already very limited. Only the spaces directly in front of the doctors' building are designated for use by Kirby building clientele.

My personal opinion is that the county is the logical owner of the Kirby office building, since the county already owns and maintains all the surrounding buildings, parking lots, and green space, and that the private school is not a good fit from a zoning perspective due to a lack of parking and safety concerns.

Please read this email at tonight's meeting, and feel free to contact me if you have questions or need additional information. Thank you for your consideration.

Sincerely,

Ray Spencer

Piatt County Board Chair



Jill Potts

From: Callie Jo McFarland
Sent: Monday, July 20, 2020 1:31 PM
To: Jill Potts; Terry Summers
Subject: FW: Tonight's zoning meeting

Jill,

Mr. Shumard has requested his letter be read at the public hearing portion of the zoning case for 1109 N. State Street.

-----Original Message-----

From: Randy Shumard <r.shumard@piatt.gov>
Sent: Monday, July 20, 2020 12:59 PM
To: Callie Jo McFarland <cjm@cityofmonticello.net>
Cc: Dana Rhoades <d.rhoades@piatt.gov>
Subject: Tonight's zoning meeting

I would like to express my opinion, pertaining to the zoning meeting that is scheduled for this evening, @ 7:pm.


The Piatt County Board has had ample time to consider the possibility of acquiring the building from The Kirby Hospital group. (to my knowledge, there has been no meeting)

I have heard, that Mr Spencer, had been in contact with Mr. Tenhouse, some time in the middle of, or the latter part of June of this year.

Just to clarify, any opinion of the chairman of the County Board is of his opinion and only his opinion.

As always, you may feel free, to contact me anytime

Randy D. Shumard
Vice chairman of the Piatt County Board


Sent from my iPad