



Zoning & Subdivision Committee
Tuesday, October 6, 2009

The Zoning and Subdivision Committee met in regular session on Tuesday, October 6, 2009, at 1:37 pm at the LUC Office in East Liberty. Zoning & Subdivision Committee Members were in attendance as follows: Brad Bodenmiller, Greg DeLong, Wes Dodds, Paul Hammersmith, Kyle Hanigosky, Jenny Snapp, Heather Martin, Fereidoun Shokouhi, and Jeff Stauch. Absent members were Scott Coleman, Charles Hall, and Don Walters. Guest attending the meeting was Phil Metz, Zoning Inspector for Jefferson Township.

Greg DeLong chaired the Zoning & Subdivision Committee Meeting.

Minutes of the September 8, 2009, meeting was approved as follows: Fereidoun Shokouhi made the first motion to approve the minutes as written and Jeff Stauch made the second motion to approve the minutes as written. All in favor.

- Jeff questioned the Jerome Township change, he received a letter from them, do you know if they accepted the setback we asked for? Jenny: we also only received the letter. Jeff will follow up with Kathleen Crowley to find out.
- 1. Review of Zoning Text Amendment to Section 1005 “Parking & Storage of Certain Vehicles”, in Adams Township (Champaign County) – Staff review by Wes Dodds
 - Jeff Stauch: how long has the current zoning been in effect?
 - Jenny Snapp: Approximately since 2003 after a year of working with them.
 - Paul Hammersmith made the first motion to accept the staff recommendation of denial and Brad Bodenmiller made the second motion to accept the staff recommendation of denial. All in favor.
 - Fereidoun Shokouhi – I’m wondering where we need to address the issue of the parking a semi truck within a driveway; were we to find it to create a site issue; the vehicle is on private property but the neighbor cannot see past the vehicle to get out of their drive
 - Wes – we may need to look at this further as I received a phone call from Goshen Township regarding a similar issue
 - Fereidoun – do you think any of the townships have anything like this in their zoning?
 - Jenny – Stokes does
 - Fereidoun – I’m looking at addressing any property that blocks the site distances
 - Paul – I don’t think you can do anything to regulate that; you have the same thing in subdivisions



Logan-Union-Champaign regional planning commission

Director: Jenny R. Snapp

2. Review of various Zoning Text Amendments, Jefferson Township (Logan County)
 - Staff review by Wes Dodds
 - Boarding or Lodging House
 - Greg DeLong – I have a problem with asking the clientele likely to be served; I think that can lead to discrimination; I think having the sentence about the need of the facility is a good one and will cover it
 - Brad – I also had a problem with asking the clientele likely to be served
 - Fereidoun – would using “customer” instead of “clientele” be better?
 - Greg – it’s the same, you’re still identifying the type of person
 - Tourist House
 - Fereidoun Shokouhi – This is something that... is tourist home something common that is used? What’s the difference between tourist, lodging, bed and breakfast
 - Wes – there is a place in Jefferson Township that has a cabin on a pond that they rent out for the weekend; it doesn’t qualify as a bed and breakfast it’s more of a tourist home
 - Phil – the tourist home catches the other places that may not fall into the bed and breakfast
 - Wes – it may not be as common as one of the others; the township would get a proposal for something and the township doesn’t address it in their zoning, so have to go to the prosecutor asking how to define it so that it can be controlled zoning.
 - Fereidoun Shokouhi made the first motion to accept the staff recommendation of approval in addition to incorporating comments from the Zoning and Subdivision Committee meeting and Paul Hammersmith made the second motion to accept the staff recommendation of approval in addition to incorporating comments from the Zoning and Subdivision Committee meeting. All in favor.
3. December Zoning & Subdivision Committee Meeting Change of Date
 - In November we’re sure we’ll have the meeting on the scheduled Tuesday
 - The December meeting is the same time as the CCAO/CEAO’s meeting, so that meeting will have to be moved, likely to the Thursday. It will make it a long day if there is business for that day because of the luncheon.

The Zoning and Subdivision Committee adjourned at 2:00 pm with Fereidoun Shokouhi making the first motion to adjourn and Brad Bodenmiller making the second motion to adjourn.