

**REVISED**

**TAZEWELL COUNTY LAND USE COMMITTEE AGENDA**  
**Chairman, K. Russell Crawford**  
**James Carius Community Room – Tazewell County Justice Center**  
**Tuesday, May 13, 2025 at 5:00 p.m.**

1. **Call to Order.**
2. **Roll Call.**
3. **Approval of Minutes:** January 14, 2025 & February 26, 2025 In Place, April 8, 2025
4. **Public Comment.**
5. **New Business.**
  - a. **Cases:** None
  - b. **Plats and Subdivisions:** None
  - c. **Resolutions:**
  - d. **Discussion:** Video - Livingston County – Panther Grove 2 Wind Project  
Attorney Phillip Luetkenhans vs. Attorney Seth Uphoff  
[https://www.youtube.com/watch?v=\\_TzQSRpuGh4](https://www.youtube.com/watch?v=_TzQSRpuGh4)
6. **Unfinished Business.**
  - a. Proposed Amendments to the Zoning Code
7. **Staff Report:** Review Year to Date Revenue and Building Activity
8. **Next Meeting:** Tuesday, June 10, 2025
9. **Recess.**

**Members:** Chairman - K. Russell Crawford, Vice Chairman – Jon Hopkins, Mark Goddard, Jay Hall,  
Greg Longfellow, Eric Schmidgall, Eric Stahl, Joe Woodrow

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, January 14, 2025, at 5:00 p.m.

**PRESENT:** Vice Chairman Jon Hopkins, Jay Hall, Mark Goddard, Eric Schmidgall and Eric Stahl

**ABSENT:** Chairman K. Russell Crawford, Greg Longfellow, and Joe Woodrow

**STAFF PRESENT:** Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy; and Matt Drake, Assistant States Attorney

**OTHERS PRESENT:** Elton Rocke

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**CALL TO ORDER:** Vice Chairman Hopkins called the meeting to Order at 5:01 p.m.

**MINUTES:** Moved by Hall, seconded by Schmidgall, to approve the minutes of the November 12, 2024 Land Use Meeting. On voice vote, motion declared carried.

**PUBLIC COMMENT:** Elton Rocke, CO2 Pipeline Opposition appeared to give an update regarding the CO2 pipeline topic. Mr. Rocke stated City of Pekin just approved the sale of property to a methanol plant along Hanna Drive, which is made by using CO2. Mr. Rocke stated that his opposition group is still working with state legislators on protecting the aquifer with regard to the injection wells.

Administrator Workman advised Mr. Rocke and the Committee that representatives from Alto were planning to attend the February meeting and provide some information regarding how they intend to capture the CO2.

**CASES:**  
**LU-25-01, Case 25-01-Z**  
**Ernest Wells Estate**

The petition of Tazewell County on behalf of the Estate of Ernest E. Wells for a Map Amendment to the Official Groveland Township Zoning Map of Tazewell County to change the zoning classification of property from a C-2 General Business Commercial Zoning District to a R-1 Low Density Residential Zoning District.

Following discussion, moved by Stahl, seconded by Hall to recommend approval of LU-25-01, Case No. 25-01-Z to the Tazewell County Board.

On voice vote, **motion declared carried.**

**STAFF REPORT:**

Administrator Workman presented the Committee a Staff Report detailing revenues, expenses and other office related activity for the month and year to date. This item was for discussion purposes only and no action was taken.

Member Hopkins questioned the pending litigation of the Catmint Solar project brought about by the City of East Peoria.

Member Goddard questioned the pending litigation of the Unsicker Solar project in the Morton area.

Administrator Workman stated that the lawsuit filed by the City of East Peoria was dropped. Ms. Workman said that the Unsicker Solar project lawsuit remains open and the States Attorney is handling matters.

**NEXT MEETING:**

The next meeting of the Land Use Committee will be held on Tuesday, February 11, 2025 at 5:00 p.m.

**RECESS:**

There being no further business, the meeting recessed at 5:15p.m.

Jaclynn Workman, Secretary  
(Transcribed by Melissa Kreiter, Chief Deputy)



*Minutes pending committee approval*

## **In-Place Land Use Committee Meeting**

James Carius Community Room Wednesday,  
February 26, 2025 – 6:36 p.m.

Committee Members Present: Chairman Russ Crawford, Vice Chair Jon Hopkins, Mark Goddard, Jay Hall, Greg Longfellow, Eric Stahl

Committee Members Absent: Eric Schmidgall, Joe Woodrow

### **MOTION**

LU-25-02 **MOTION BY HOPKINS, SECOND BY HALL** to recommend approval of Subdivision Modification – Sean McGinnis – Washington Twp.

Chairman Crawford stated that this is requesting the following: (1) a waiver to allow access via an undivided one-half interest that will not negatively affect the purpose of the Comprehensive Plan; (2) there is not a need for a public road at this location to access an existing; and (3) the granting of the waiver to allow access via an undivided one-half interest is the minimum adjustment necessary that will allow for the reasonable use of the land as there are no other alternatives for the McGinnis' to obtain access.

Community Development Administrator Jaclynn Workman stated that this is an existing platted record. She stated that in 1992, the dwelling associated with the property was annexed into Washington. She stated at that time, due to different taxing districts, they had separated the property without the approval of the zoning board of appeals. She stated that they have access off the main road, but they do not have the minimum 20 feet required off the road.

On voice vote, **MOTION CARRIED UNANIMOUSLY.**

Chairman Crawford recessed the meeting at 6:39 p.m.

(transcribed by S. Gullette)

**DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL**

**BOARD:** TAZEWELL COUNTY

**COMMITTEE:** LAND USE

**DATE/TIME:** Tuesday, April 8, 2025, at 5:00 p.m.

**PRESENT:** Chairman K. Russell Crawford, Mark Goddard, Vice Chairman Jon Hopkins, Greg Longfellow, Eric Schmidgall, Eric Stahl and Joe Woodrow

**ABSENT:** Jay Hall

**STAFF PRESENT:** Jaclynn Workman, Community Development Administrator; Melissa Kreiter, Chief Deputy; and Matt Drake, Assistant States Attorney

**OTHERS PRESENT:** Marty Helfers, Elton Rocke

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**CALL TO ORDER:** Chairman Crawford called the meeting to Order at 5:00 p.m.

**MINUTES:** None

**PUBLIC COMMENT:** Marty Helfers appeared regarding the proposed Cincinnati CSG 1 and 2 Solar projects located 900' from his home. Mr. Helfers wanted to advise the committee the petitioner's representative; Paul Irby had not yet made contact with him. Mr. Helfers reiterated his concern about a potential property value decrease as well as the petitioner proposing 2 separate projects rather than one to circumvent using skilled trades. Mr. Helfers stated he was insulted by Mr. Irby's inaction, especially as he was employed with a solar development company and requested the committee table the request until he makes the contact as he agreed to at the public hearing.

Elton Rocke, CO2 Pipeline Opposition appeared to give an update regarding the CO2 pipeline topic. Mr. Rocke advised there was a lot of lobbying happening at the State and in D.C. Mr. Rocke stated there was recent data showing the Mohomet aquifer was a million and a half years old and that leaks into the aquifer were a huge concern.

Member Goddard discussed President Trump's Executive Order regarding ceasing coal plant closings and what affect it would have on renewable energy.

Member Stahl stated he had spoken with Dave Koehler regarding the process of converting CO2 to into aviation fuel.

Member Woodrow questioned the proximity of the CO2 pipeline to the proposed Cincinnati Solar farm.

**CASES:**  
**LU-25-03, Case 25-09-S**  
**Cincinnati CSG 1, LLC**

The petition of Cincinnati CSG 1, LLC for a for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District.

Following discussion (see joint discussion below), moved by Stahl, seconded by Schmidgall to recommend approval of LU-25-03, Case No. 25-09-S to the Tazewell County Board.

Following further discussion (see joint discussion below), moved by Stahl to Table LU-25-03, Case No. 25-09-S. **Motion failed due to lack of second.**

Following further discussion (see joint discussion below), moved by Hopkins, seconded by Longfellow to recommend tabling of LU-25-03, Case No. 25-09-S pending confirmation that the Petitioner had made contact with Mr. Helfers and provided information regarding the company's liability insurance policy in the event of a tornadic event. **Motion failed due to lack of second.**

Following further discussion (see joint discussion below), moved by Hopkins, seconded by Longfellow to recommend approval of LU-25-03, Case No. 25-09-S requesting the Petitioner make contact with Mr. Helfers and to provide information regarding the company's liability insurance policy in the event of a tornadic event to the members of the County Board members prior to the County Board meeting..

On voice vote, **motion declared carried.**

1 – Nay, Schmidgall

#### **LU-25-04, Case 25-10-S Cincinnati CSG 2, LLC**

The petition of Cincinnati CSG 2, LLC for a for a Special Use to allow the construction of a 5 Mega Watt Commercial Solar Farm in an A-1 Agriculture Preservation District.

Following discussion (see joint discussion below), moved by Stahl, seconded by Schmidgall to recommend approval of LU-25-04, Case No. 25-10-S to the Tazewell County Board.

Following further discussion (see joint discussion below), moved by Stahl to Table LU-25-04, Case No. 25-10-S. **Motion failed due to lack of second.**

Following further discussion (see joint discussion below), moved by Hopkins, seconded by Longfellow to recommend tabling of LU-25-04, Case No. 25-10-S pending confirmation the Petitioner had made contact with Mr. Helfers and provided information regarding the companies liability insurance policy in the event of a tornadic event. **Motion failed due to lack of second.**

Following further discussion (see joint discussion below), moved by Hopkins, seconded by Longfellow to recommend approval of LU-25-04, Case No. 25-10-S requesting the Petitioner make contact with Mr. Helfers and to provide information regarding the company's liability insurance policy in the event of a tornadic event to the members of the County Board members prior to the County Board meeting.

On voice vote, **motion declared carried.**

1 – Nay, Schmidgall

#### **Joint Discussion Recap of LU-25-03, Case 25-09-S & LU-25-04, Case 25-10-S**

Member Stahl stated he felt the ZBA did not push hard enough to address the nearest homeowner's concerns.

Member Hopkins stated he had questioned the company's insurance coverage in the event of a tornado.

Assistant States Attorney Matt Drake stated that State law does not require liability in the event of a natural disaster. Mr. Drake said the Petitioner was questioned if they would be willing to provide coverage.

Wherein Member Stahl motioned to table.

Member Goddard stated that the Petitioner not contacting one homeowner was being arbitrary and was capricious to withhold an approval based upon the State law and recent lawsuits filed again the County.

Attorney Drake stated that State law stated that a decision must be rendered within 30 days from the date of the public hearing.

Member Longfellow questioned notification requirements for adjacent property owners.

Member Hopkins motioned to table, pending confirmation the Petitioner had contacted Mr. Helfers and provided information regarding the company's liability insurance policy in the event of a tornadic event.

Chairman Crawford advised the Committee that he and a former Land Use member, Greg Sinn had questioned who and how glass would be cleaned in the event of a tornado, and had tried to condition cases to require responsiveness in clean up efforts, however Attorney Drake had advised that the County can not require petitioners to provide relief that was not included in State law.

Attorney Drake stated normally cases requiring additional information would be referred back to ZBA, however, given the State law regarding a decision within 30 days, this would not be a viable option.

Member Goddard stated that insurance would never write a policy that would cover an act of God that impacted property miles away.

Attorney Drake stated statute clearly lays out conditions that can be required but states that the county cannot be more restrictive. Mr. Drake read from the statute and noted that it did not address insurance requirements and advised that the County would be pushing the envelope to require more than basic insurance regulations and would be subjected to a potential lawsuit.

Chairman Crawford stated he agreed with Attorney Drake and Member Goddard and that the petitioner had fulfilled what they needed to do in order to file the request. Crawford said the county cannot make changes to the requirements that were retroactive to the time of filing. Crawford added that if additional information is requested, the case would have to be referred back to the ZBA, thereby violating state law regarding rendering a decision within 30 days.

Wherein Member Hopkins made an amended motion to approve, requesting the Petitioner make contact with Mr. Helfers and provide information regarding the companies liability insurance policy in the event of a tornadic event to the members of the County Board members..

**LU-25-05, Case 25-11-Z  
Nickolas Ruzicka**

The petition of Nickolas Ruzicka for a Map Amendment to the Official Deer Creek Township Zoning Map of Tazewell County to change the zoning classification of property from an A-1 Agriculture Preservation Zoning District to an A-2 Agriculture Zoning District.

Member Hopkins stated he felt this development was a great thing and was fully supportive.

Following discussion, moved by Hopkins, seconded by Stahl to recommend approval to the Tazewell County Board.

On voice vote, **motion declared carried.**

**DISCUSSION**

**Chickens**

Administrator Workman stated the code provided that a Special Use request be required for anyone wishing to obtain chickens in an R-1 Low Density Residential district. Ms. Workman said she was proposing an amendment that would allow chickens with certain criteria or with an administrative review. Ms. Workman added that roosters would still be prohibited and a lot of the regulations in the Code would remain.

Member Stahl stated a lot of the municipalities have allowed chickens with a controlling ordinance.

Chairman Crawford stated he would like to see the process streamlined.

Motion by Goddard, seconded by Schmidgall to direct the Administrator to draft an amendment.

On voice vote, **motion declared carried.**

**Legal Issues for Solar**

Chairman Crawford stated he was a member of UCCI, which had 89 Illinois counties in the membership. Mr. Crawford read a question proposed to UCCI and a response that was given by County Administrator Deluhery regarding insurance. Mr. Crawford stated that our insurance agent for the County, who happened to be very knowledgeable, and the former Vice Chairman of the County Board assisted with the response given.

**CO2 Code**

Administrator Workman wanted to remind the Committee that the Zoning Code can only regulate the location for CO2 injection wells. Ms. Workman stated that there were several other agencies that handle the pipeline regulations as well as the injection wells themselves.

**Subcommittee Creation**

Chairman Crawford stated he was given a request to form a subcommittee for Wind and Solar. Mr. Crawford stated he was not ready to create a subcommittee today, however, he may in the future. Mr. Crawford said there was a task force with UCCI and IAC jointly that had done a lot of work drafting Senate and House legislation to allow the counties to govern their county. Mr. Crawford added he would like to monitor what the task force is doing and will report back to the committee later if he changes his mind.

**STAFF REPORT:**

Administrator Workman presented the Committee a Staff Report detailing revenues, expenses and other office related activity for the month and year to date.



This item was for discussion purposes only and no action was taken.

**NEXT MEETING:**

The next meeting of the Land Use Committee will be held on Tuesday, May 13, 2025 at 5:00 p.m.

**RECESS:**

There being no further business, the meeting recessed at 6:07p.m.

Jaclynn Workman, Secretary  
(Transcribed by Melissa Kreiter, Chief Deputy)

DRAFT

Proposed Amendment No. 71 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

## **SECTION 1 DISTRICT REGULATIONS AND STANDARDS**

### **§ 157.060 Chickens/fowl. Specific requirements for chickens/fowl in the R-1 Low Density Residential and R-2 Multi Family Residential Districts:**

- (1) Roosters shall be prohibited;**
- (2) The slaughtering of chickens/fowl shall not be allowed on-site, except for humane reasons;**
- (3) Chickens/fowl shall be kept for personal use only and shall be contained within a coop or enclosure/run at all times;**
  - a. Coop**
    - 1. The structure (coop) behind the rear plane of the existing dwelling;**
    - 2. Located not closer than 10 feet from the side and rear yard property lines;**
    - 3. A minimum of 30 feet away from any existing structure on any adjoining parcel, such as dwellings, patios, porches, gazebos, decks, or swimming pools, but not including storage structures such as unattached garages or sheds;**
    - 4. The coop shall be covered and ventilated to protect chickens/fowl from inclement weather and predators and**
    - 5. The coop shall provide a minimum of four square feet per chicken to allow for free movement. and electric service to the coops shall not be provided by an extension cord;**
  - b. Fenced Enclosure**
    - 1. The enclosure shall provide ten square feet per chicken to allow for outdoor time;**
    - 2. The fenced enclosure or run shall be ten feet from any side or rear yard property lines**
    - 3. A 50-foot minimum lateral distance from the fenced enclosure to any well, in clay or loam soils, shall be maintained. For other soils the County Health Department may be called on for assistance in determining a proper distance;**
- (4) Coops and fenced enclosures/runs shall be cleaned on a regular basis and remain free from undue accumulated waste, such as to cause odors reasonably detectable on adjacent properties;**

(5) All feed, except when placed for consumption by chickens/fowl, shall be kept in containers with tightly fitted lids that are rodent-proof; and

(6) The number of chicken/fowl shall be allowed on the following minimum lot sizes.

<u>1/4 Acre (10,890 Sq Ft) to 2 acres = 6 chickens</u>
<u>2.01 Acres to 9.99 = Not to exceed the density of animal units per acres as provided in § 157.005 DEFINITIONS.</u>

(7) Failure to comply with the above restrictions above, as a permitted use, will require special use approval of the Zoning Board of Appeals in compliance with the regulation under Chickens/fowl subject to the regulations under §§ 157.435 through 157.447

## SECTION 2 LAND USE MATRIX

### § 157.072 MATRIX.

Principal Uses	Zoning Districts									
	A-1	A-2	R-R	R-1	R-2	C-1	C-2	I-1	I-2	CONS
Chicken/Fowl	P	P	P	P/S	P/S					P

## SECTION 3 (R-1) LOW DENSITY RESIDENTIAL DISTRICT

### § 157.146 PERMITTED USES.

(D) Chickens/fowl compliant with the regulation under § 157.060

### § 157.147 SPECIAL USES.

(E) Chickens/fowl subject to the regulations under §§ 157.435 through 157.447, and ~~§ 157.440(G)~~ requirements for particular special uses chicken and fowl;

## SECTION 4 (R-2) MULTI-FAMILY RESIDENTIAL DISTRICT

### § 157.166 PERMITTED USES.

(C) Agriculture on a lot not less than ~~20~~ 10 acres;

(D) Chickens/fowl compliant with the regulation under § 157.060

## SECTION 5 SPECIAL USES

### § 157.439 PARTICULAR SPECIAL USES.

(8) Chickens/fowl;

### § 157.440 REQUIREMENTS FOR PARTICULAR SPECIAL USES.

(H) Chickens/fowl. The inability to comply with the regulation of § 157.060 Chickens/fowl shall require special use for chickens/fowl in the R-1 Low Density Residential and R-2 Multi Family Residential District(s):

- (1) ~~Chickens/fowl shall only be permitted on a lot with a single-family residence which shall be inhabited on a full-time basis. Chickens/fowl shall be prohibited at duplex and multi-family buildings;~~
- (2) ~~Roosters shall be prohibited;~~
- (3) ~~The slaughtering of chickens/fowl shall not be allowed on-site, except for humane reasons;~~
- (4) ~~Chickens/fowl shall be kept for personal use only and shall be contained within a coop or enclosure/run at all times. No eggs or chickens/fowl shall be offered for sale on the premises;~~
- (5) ~~The structure (coop) housing the chickens/fowl shall be located behind the rear plane of the existing dwelling (not in the front or side yard) and shall be maintained in a clean and sanitary condition at all times. Said coop shall be covered and ventilated to protect chickens/fowl from inclement weather and predators and shall provide a minimum of four square feet per chicken to allow for free movement. Said coop shall be located 10 feet from the side and rear yard property lines and electric service to the coops shall not be provided by an extension cord;~~
- (6) ~~Chickens/fowl shall have access to a fenced enclosure/run providing a minimum of ten square feet per chicken to allow for outdoor time, said fenced enclosure or run shall be ten feet from any side or rear yard property lines. Chickens shall not be allowed to run freely on a lot. A 50-foot minimum lateral distance from the fenced enclosure to any well, in clay or loam soils, shall be maintained. For other soils the County Health Department may be called on for assistance in determining a proper distance;~~
- (7) ~~Coops and fenced enclosures/runs shall be a minimum of 30 feet away from any existing structure on any adjoining parcel, such as dwellings, patios, porches, gazebos, decks, or swimming pools, but not including storage structures such as unattached garages or sheds;~~
- (8) ~~Coops and fenced enclosures/runs shall be cleaned on a regular basis and remain free from undue accumulated waste, such as to cause odors reasonably detectable on adjacent properties;~~
- (9) ~~All feed, except when placed for consumption by chickens/fowl, shall be kept in containers with tightly fitted lids that are rodent-proof; and~~
- (10) ~~The number of chicken/fowl shall be allowed on the following minimum lot sizes.~~

10,000 square feet to 2 acres = 6 chickens
2.01 acres to 5 acres = 8 chickens
5.01 acres to 9.99 acres = 10 chickens

Proposed Amendment No. 72 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

## **SECTION 1 VARIANCES**

### **§ 157.416 AUTHORITY.**

- (B) (1) For variances to be approved solely by the Community Development Administrator, a notice of the intent to grant such variance shall be sent by ~~certified~~ **regular** mail to all adjoining landowners. If any adjoining landowner files a written objection with the Community Development Administrator within ~~45~~ **20** days of ~~receipt of the~~ **the date of mailing said** notice, the variance shall be referred to the Zoning Board of Appeals for hearing.
- i. **The Community Development Administrator, may accept the written approval of any adjoining landowner. If verbal or written approval is received from all adjoining landowners, the Community Development Administrator may then render a decision, without further action of the Zoning Board of Appeals, prior to the 20 days of the date of mailing said notice.**

Proposed Amendment No. 73 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee to be as follows:

(Add new language as bolded and underlined.  
Remove language as stricken. Re-letter or re-number accordingly.)

## **SECTION 1 RULES OF CONSTRUCTION AND GLOSSARY OF TERMS.**

### **§ 157.005 DEFINITIONS.**

**PERSONAL STORAGE/RECREATIONAL BUILDING:** A use or structure involving storage of personally- or family-owned items, vehicles, and/or recreational equipment, not in connection with a business or for-profit enterprise **as a principal use. The building must meet the principal building setbacks for the district in which it is permitted. The building may have a restroom, but sleeping rooms are prohibited.**

## **SECTION 2 (A-1) AGRICULTURAL PRESERVATION DISTRICT**

### **§ 157.086 PERMITTED USES.**

- (B) ~~Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;~~
- (O) Personal storage/**recreational** building, not to exceed 1200 square feet. **Structures larger than 1200 square shall require approval of a Special Use request.**

### **§ 157.087 SPECIAL USES.**

- (A) ~~Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;~~
- (FF) Personal **storage/recreational** building, not to exceed 2500 square feet. **Structures larger than 2500 square shall also require approval of a Variance request.**

## **SECTION 3 (A-2) AGRICULTURAL DISTRICT**

### **§ 157.106 PERMITTED USES.**

- (B) ~~Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;~~
- (O) Personal storage/**recreational** building, not to exceed 1200 square feet. **Structures larger than 1200 square shall require approval of a Special Use request.**

### **§ 157.107 SPECIAL USES.**

- (A) ~~Accessory structures prior to the principal structure, not to exceed a total of 1,200 square~~

~~feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;~~

- (NN) Personal storage/recreational building, not to exceed 2500 square feet. **Structures larger than 2500 square shall also require approval of a Variance request.**

#### **SECTION 4 CONSERVATION DISTRICT**

##### **§ 157.266 PERMITTED USES.**

~~(A) Accessory structures on properties prior to the principal structure, not to exceed a total of 250 square feet, and shall be placed in the rear quarter of the property as approved by the Community Development Administrator and in accordance with accessory structure setback requirements;~~

- (I) **Personal storage/recreational building, not to exceed 1200 square feet. Structures larger than 1200 square shall require approval of a Special Use request.**

##### **§ 157.267 SPECIAL USES.**

~~(A) Accessory structures prior to the principal structure, not to exceed a total of 1,200 square feet. The accessory structure shall be used only for personal storage and for equipment necessary to maintain the property;~~

- (O) **Personal storage/recreational building, not to exceed 2500 square feet. Structures larger than 2500 square shall also require approval of a Variance request.**

#### **SECTION 5 SPECIFIC SPECIAL USES**

##### **§ 157.440 REQUIREMENTS FOR PARTICULAR SPECIAL USES**

- (U) *Personal Storage/Recreational Buildings.* Specific regulations for personal recreational buildings as a principal structures in the RR, A-1, A-2, and Conservation Zoning Districts

Permit Summary Report Fees By Month					
12/01/2024 TO 02/28/2025			12/01/2023 TO 02/28/2024		
Fee Name	Row Total	Row Total	Fee Name	Row Total	Row Total
911 Addressing	\$100.00	2	911 Addressing	\$250.00	5
911 Addressing Subdivision	\$140.00	1	911 Addressing Subdivision	\$400.00	2
Adjudication Fine	\$5,953.97	4	Adjudication Fine	\$511.16	2
Change-In-Use: Comm/Ind	\$0.00	0	Change-In-Use: Comm/Ind	\$200.00	1
Commercial - Addition/Alterations	\$625.00	1	Commercial - Addition/Alterations	\$0.00	0
Commercial - Electrical	\$55.00	1	Commercial - Electrical	\$55.00	1
Commercial - New Construction	\$0.00	0	Commercial - New Construction	\$0.00	1
Commercial - Plumbing	\$55.00	1	Commercial - Plumbing	\$55.00	1
Communication Co-Locate	\$1,250.00	1	Communication Co-Locate	\$2,500.00	2
Demolition	\$300.00	4	Demolition	\$300.00	3
Erosion - Standard	\$1,050.00	6	Erosion - Standard	\$525.00	4
Fence	\$200.00	4	Fence	\$200.00	4
Home Occupation	\$0.00	0	Home Occupation	\$200.00	1
Home Occupation RENEWAL	\$0.00	0	Home Occupation RENEWAL	\$45.00	1
Inspection Fine	\$225.00	3	Inspection Fine	\$150.00	1
NO CHARGE AG STRUCTURE	\$0.00	3	NO CHARGE AG STRUCTURE	\$0.00	3
Pool - Above Ground	\$0.00	0	Pool - Above Ground	\$100.00	1
Pool - In-Ground	\$0.00	0	Pool - In-Ground	\$350.00	2
OVER/UNDER	\$70.00	1	OVER/UNDER	\$0.00	0
Residential - Accessory Structure/Addition To	\$3,460.00	12	Residential - Accessory Structure/Addition To	\$2,970.00	11
Residential - Deck Attached/Detached	\$420.00	2	Residential - Deck Attached/Detached	\$140.00	1
Residential - Duplex/Condo *NEW*	\$600.00	1	Residential - Duplex/Condo *NEW*	\$0.00	0
Residential - Dwelling *NEW*	\$2,900.00	5	Residential - Dwelling *NEW*	\$1,200.00	2
Residential - Dwelling Addition	\$2,000.00	5	Residential - Dwelling Addition	\$500.00	2
Residential - Dwelling Remodel/Alteration	\$600.00	2	Residential - Dwelling Remodel/Alteration	\$0.00	0
Residential - Electrical Addn/Access	\$2,565.00	58	Residential - Electrical Addn/Access	\$4,005.00	91
Residential - Electrical NEW	\$385.00	6	Residential - Electrical NEW	\$0.00	2
Residential - HVAC - Cooling	\$450.00	8	Residential - HVAC - Cooling	\$150.00	4
Residential - HVAC - Heating	\$450.00	8	Residential - HVAC - Heating	\$100.00	3
Residential - Plumbing	\$495.00	9	Residential - Plumbing	\$330.00	7
Residential - Plumbing Per Add. Fixture	\$105.00	1	Residential - Plumbing Per Add. Fixture	\$15.00	1
Residential - Renewal	\$0.00	0	Residential - Renewal	\$200.00	1
Solar Energy System	\$60,800.00	18	Solar Energy System	\$16,200.00	57
Stormwater Combo	\$7,325.25	3	Stormwater Combo	\$750.00	1
Subdivision - Final Plat	\$325.00	1	Subdivision - Final Plat	\$425.00	1
Subdivision - Modification/Road Waiver	\$200.00	1	Subdivision - Modification/Road Waiver	\$200.00	1
Subdivision - Preliminary Plat	\$0.00	0	Subdivision - Preliminary Plat	\$300.00	1
Temp Comp Cert	\$0.00	0	Temp Comp Cert	\$75.00	1
Tract Survey Review	\$250.00	8	Tract Survey Review	\$525.00	15
ZBA - Incidentals	\$15,000.00	1	ZBA - Incidentals	\$0.00	0
ZBA - Publication Fee	\$218.86	7	ZBA - Publication Fee	\$209.22	7
ZBA - Rezoning	\$650.00	1	ZBA - Rezoning	\$0.00	0
ZBA - Special Use	\$2,800.00	6	ZBA - Special Use	\$1,400.00	3
ZBA - Special Use - Chickens	\$300.00	1	ZBA - Special Use - Chickens	\$0.00	0
ZBA - Variance	\$900.00	3	ZBA - Variance	\$1,200.00	4
Totals:	\$113,223.08	199	Totals:	\$36,735.38	251