

DRAFT COPY - SUBJECT TO COMMITTEE APPROVAL

BOARD: TAZEWELL COUNTY

COMMITTEE: LAND USE

DATE/TIME: Tuesday, June 10, 2025, at 5:00 p.m.

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

ABSENT: None

STAFF PRESENT: Jaclynn Workman, Community Development Administrator and Melissa Kreiter, Chief Deputy

OTHERS PRESENT: Tim Baer

CALL TO ORDER: Chairman Crawford called the meeting to Order at 5:03 p.m.

MINUTES: Moved by Schmidgall, seconded by Stahl to approved the minutes of the May 13, 2025 Land Use meeting.

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

PUBLIC COMMENT: Tim Baer appeared to provide a handout regarding green energy. Mr. Baer stated this same handout was provided at May's County Board meeting. Mr. Baer said residents should be compensated for the taking done by wind and solar companies. Mr. Baer added he found an article on the internet in Ireland the government shut down a wind farm operation until residents received compensation..

CASES

LU-25-06, Case No. 25-26-A Proposed Amendment No. 71 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee. Administrator Workman stated this proposed Amendment was to allow backyard chicken as a permitted use, rather than a Special Use. Ms. Workman stated all criteria remained the same, no roosters would be allowed.

Following discussion, moved by Hopkins, seconded by Hall to recommend approval of LU-25-06, Case No. 25-26-A to the Tazewell County Board.

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

LU-25-07, Case No. 25-28-A Proposed Amendment No. 72 to Title XV, Chapter 157, Zoning Code of Tazewell County referred for hearing by the Tazewell County Land Use Committee. Administrator Workman stated this proposed Amendment was to clear up confusing language regarding storage building and personal recreational buildings.

Member Hopkins questioned how the square footage requirements were obtained. Chairman Crawford stated his support of the proposed amendment saying this would cut down on the number of requests brought forth for such buildings.

Following discussion, moved by Hopkins, seconded by Hall to recommend approval of LU-25-07, Case No. 25-28-A to the Tazewell County Board.

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

DISCUSSION

Procedures

Administrator Workman gave an overview of what the office does, what codes are enforced and how various permits and inspections are handled. Ms. Workman provided the committee with a brief summary sheet detailing when zoning first began in 1963 and how it has progressed through the years. Ms. Workman touched on why the ZBA began having final authority of Special Use and Variance cases in 2003. Ms. Workman stated the ZBA was a fact finding board and they are determining whether the use of a particular piece of land would be suitable for the proposed use. Ms. Workman reminded the committee there was still a full permitting process that was adhered to following ZBA or County Board approval.

Chairman Crawford stated a prior states attorney had advised the county board members that in order to vote on a particular case, they would have to attend the ZBA Public Hearing or review the transcripts and all documents related to each case. Mr. Crawford said he encouraged an affidavit be signed by board member attesting to reviewing cases if they had not attended ZBA.

Member Hopkins questioned the appeal process if a case were disapproved by the ZBA and they were not automatically going before the full County Board.

Member Goddard questioned how many lawsuits had been filed against denied cases, and given there were so few, he felt there was no need to change the process.

Member Schmidgall stated his concern that objectors are not given enough notice to properly prepare for a public hearing. Mr. Schmidgall stated objectors were only given about 2 weeks to prepare, and that seemed inadequate.

Member Eric Stahl stated he was concerned that no enough information was addressed during the ZBA public hearings.

Further discussion continued.

This item was for discussion purposes only. No action was taken.

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, July 8, 2025 at 5:00 p.m.

RECESS:

There being no further business, the meeting recessed at 6:31p.m.

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