

## **Minutes of the ZBA Meeting Held on Monday April 4th 2022**

Meeting was called to order at 6:30 p.m. Roll call was taken showing Zoning Board Members Penny Kreusch, Clark VanBuskirk and Paul Skoog, Beaver Miller in attendance. Alternate ZBA member Bill Spathies was also present. Representing the county was Jeremy Hughes and Christopher the new Assistant States Attorney. BJ Miller of Miller Sports was present as well as Cherry Grove Township Road Commissioner Brian Koch. The minutes of the previous ZBA meeting held December 6<sup>th</sup> 2021 (12.06.2021) were called for approval, there was no discussion and the minutes were approved as read.

Notice for this public hearing circulated in the Carroll County Review and Mirror Democrat the week of March 16<sup>th</sup> 2022. Mailing notifications were sent to all adjacent land owners within 250 ft of the subject properties.

The purpose of the meeting introduced Zoning Amendment 22-01-900. The petitioner, Miller Sport Center, representing property owned by Craig Nehrkoehn, is seeking to split and rezone a 5-acre lot from Agricultural (Ag-1) to Business (B-1). The brief legal description of the property in question is 5 acres of the SE corner of the SW ¼ of Section 17 Cherry Grove Township. Part of parcel ID 01-05-17-300-003.

Also, on the agenda was a draft ordinance review of Chapter 745 'Guest Home License'. The ZBA will be reviewing a draft ordinance pertaining to short term vacation rentals to replace the current special use requirement from Chapter 700 GUEST HOMES. If adopted, the ordinance would replace the process of application from special use to a license and registration system. The use "Guest Home" allows a single-family dwelling to be rented to the public for guest accommodations on a short-term basis.

Exhibits were reviewed for the zoning amendment request, identifying the location and local zoning. Several pictures and maps are included in the packet that show the vacant farm ground location on the north side of Zier Road. A LESA report was also reviewed.

BJ Miller spoke in regards to request to have additional space for his business which is only a few hundred feet east of the location in question. Miller sports operates a boat storage facility that services many of the residents at Lake Carroll. Brian Koch spoke about the driveway access requirements that would be needed to make the improvement to the site and make the location viable for development. There is farm access at the top of the hill that would work and could be expanded. The latest traffic report for Zier Road has indicated an average of 1000 cars a day, but as Brian and others discussed this can vary drastically seasonally and daily as this is the main road of service for the lake.

Questions were called to the LESA score of 207 which is a moderate rating for protection from development.

After discussion, the finding of fact was executed, noting only that road access on a busy road is the only concern, but that the plan in place seems to have removed some of that

concern. A motion was made and seconded that the ZBA recommends approval of the Zoning Amendment to the County Board. That motion passed in favor 5-0.

The second item on the agenda was the review of the new draft ordinance that would replace the special use permit for Guest Homes. There was a lengthy discussion with many recommendations for clarification in the language of the draft ordinance. The original document had included some language about Camp Lodging for locations that cannot meet the counties 35-acre lot size requirement for Recreational Camp Grounds. It was brought in for discussion that the State of IL regulates campgrounds through a licensing program and that including language for Guest Camps may be redundant or create extra work that isn't needed. It was recommended to remove all language concerning campground at this time, with the potential to revisit if it ever becomes a serious issue in Carroll County.

There was considerable discussion relating to the hotel and motel tax policy. The ZBA agreed that the policy set forth in the ordinance should be uniform across all locations under the jurisdiction of Carroll County. There has been some confusion about rentals at Lake Carroll as the Home Association has set their own policies regarding vacation rentals. The ZBA wants the county policy to require all guest homes regardless of HOA to be governed under the same set of rules.

Also discussed at length were the items of onsite requirements. There was concern for clarification on the inspection process, the added work to monitor by inspection, as well as who would assist in doing inspections for the listed items required. Also included for requirements of approval, there is a well review, water test and septic infrastructure approval component that has not been clearly put forward on how it would work for Doug Leib of the Health Department to administer. The concern is for added workload in a department that has one employee that has other health code responsibilities to monitor. No clarification on this issue was provided, but the ZBA was informed that a conversation has started with Doug at the Health Department on how this component.

There was a motion made to send the draft ordinance to the county board for review after removing all campground language, setting the fee of a new license application to \$400 and simplifying the items of onsite requirements down to the most important items relating to safety and health.

The meeting was adjourned at 8:02 pm.