

Board of Appeals
December 3, 2015
Hartsburg Legion Building, Hartsburg, IL

Present: Doug Thompson; Bret Farmer; Rick Sheley, Judi Graff, and Derek Martin.
Absent:

Chairman Thompson called the meeting to order at 7:30 pm.

A motion was made by Mr. Sheley, seconded by Mr. Farmer, to approve the minutes from the September 3, 2015 meeting. Motion passed.

Unfinished Business: None.

New Business: 9-CU-15 – Conditional Use - Peter D. Scully Family Trust and Ag-Land FS, Inc. to allow the construction of a 12,000 ton fertilizer warehouse and blending facility, a 7,500 ton UAN storage tank, and a 15,000 square foot chemical blending, storage, and warehouse facility in an A (Agriculture) zoning district.

Ross Dowell, representing FS, states proposal for facilities. The business is consolidating operations and chose the Hartsburg location. John Snyder listed his concerns for the expansion of the operation. Diane and Kevin Leindel, who live nearby, talked about the noise, health concerns and traffic. Marvin Hilt asked about the size of the expansion.

The board suggested the condition of confirming the proper access from highway across railroad.

Findings:

1. Road access concerns, IDOT should be consulted
2. Neighboring property has similar usage
3. Surrounding properties are Agricultural use.
4. State Regulations cover this.
5. Possible congestion at crossing

A motion was made by Mr. Sheley, seconded by Mr. Farmer to approve the proposed conditional use request with the condition of proper access to be confirmed by the railroad and IDOT. By a roll call vote the motion carried, as follows:

Yes: Doug Thompson, Rick Sheley, Judi Graff, Bret Farmer and Derek Martin

No:

Other Business: None.

Zoning Officer's Report: None.

Adjournment: A motion was made by Mr. Sheley, seconded by Mr. Martin to adjourn the meeting.
Motion passed. Meeting ended at 8:30 pm.

Respectfully submitted,

Judi Graff, ZBA secretary

A handwritten signature in cursive script, appearing to read "Judi Graff".