

COUNTY OF MENARD    )  
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STATE OF ILLINOIS    )

The Menard County Planning Commission met on Monday, April 16, 2012 at 7:00 p.m., at the Menard County Courthouse, Petersburg, Illinois. Chairperson Jim Orum called the meeting to order at 7:00 p.m.

Chairperson Orum called for a roll call of present members. Planning Commission members Jim Orum, Edie Sternberg, Ben Kiningham, Terry Entwistle, Rod Riech, Kevin Willis, Julie Wankel and John Greenan II were present. Planning Commission member Ed Blair was unable to attend. A quorum was present. Zoning Administrator Steve Duncan was also present.

Minutes from the August 15, 2011 meeting were presented for approval. Planning Commission member John Greenan II informed that the minutes should read John Greenan II and not John Greenan, Jr. Planning Commission member Sternberg moved to approve the minutes, as amended to read John Greenan II. Planning Commission member Kiningham seconded the motion. The motion carried with eight “ayes”, no “nays” and one absent.

**NEW BUSINESS**

**LEGISLATIVE PUBLIC HEARING: TEXT AMENDMENTS PROPOSED BY THE COUNTY TO ADOPT NEW ZONING REGULATIONS PERTAINING TO MOBILE & MANUFACTURED HOMES ARTICLE VI, SECTION 6.13**

Chairperson Orum opened the public hearing at 7:01 p.m. to give consideration to text amendments to adopt new zoning regulations pertaining to mobile and manufactured homes, Article VI, Section 6.13.

Chairperson Orum swore-in Mayor Jim Masten, Village of Tallula, who spoke in support of the proposed text amendment to allow new single-wide mobile homes in the Village of Tallula. He provided a brief overview, informing that there was a disabled veteran who had lost his double-wide mobile home to a fire and that he was asking to replace it with a single-wide. He mentioned declining population and the small lot size in Tallula as other reasons the Village of Tallula was in support of the text amendment

Planning Commission member Sternberg asked if anyone else had inquired about placing single-wide mobile homes in Tallula. Mayor Masten informed that since the proposed text amendments had been posted in the paper, some people had inquired about it.

As there were no other public comments, Planning Commission member Wankel moved to adjourn the public hearing at 7:03 p.m. Planning Commission member Riech seconded the motion. The motion carried with eight “ayes”, no “nays” and one absent.

Zoning Administrator Duncan informed that proposed text amendments to Article VI, Section 6.13, other than the change to allow for single-wide mobile homes in Tallula, were an attempt to be more realistic and straight forward in the language. He said that it was his understanding that the overwhelming reason for the permanent foundation requirement was so that double-wides could be assessed as real property. He was proposing to eliminate such areas of the zoning ordinance that made more sense if Menard County had an adopted building code and qualified inspectors. He informed that NSPOA was classified as a

campground and only recreational vehicles/campers were allowed, not mobile homes. Planning Commissioner member Kiningham asked about temporary trailers that might be used by, for example, building contractors. Zoning Administrator Duncan informed that was not an issue that had come up since he had been employed by Menard County but that the current code didn't really address that, per se. He informed that he was aware of other jurisdictions requiring temporary permits for such situations. He informed that these regulations would not apply to the city limits of Athens, Greenview or Petersburg.

Planning Commissioner member Kiningham moved to recommend that the text amendments to adopt new zoning regulations pertaining to mobile and manufactured homes, Article VI, Section 6.13 be adopted, as presented. Planning Commission member Greenan II seconded the motion. The motion carried with eight "ayes", no "nays" and one absent.

### **Unscheduled Public Comments/Requests**

There were no unscheduled public comments.

### **Zoning Administrator's Report**

There was no Zoning Administrator report.

### **Individual Planning Commission Member Comments**

There were no individual Planning Commission member comments.

### **Adjournment**

As no other business was brought before the Planning Commission, Planning Commission member Entwistle moved to adjourn the meeting at 7:19 p.m. Planning Commission member Wankel seconded the motion. The motion carried with eight "ayes", no "nays" and one absent.