

STATE OF ILLINOIS     )  
                                  ) SS.  
COUNTY OF MENARD    )

The Menard County Planning Commission met on August 25<sup>th</sup>, 2022 at 6:00 p.m., at the Menard County Courthouse in Petersburg, IL.

The meeting was called to order and roll call was taken by acting Chairmen John Dixon. In addition to John Dixon the following Planning Commission members were in attendance: Julie Wankel, Mark Churchill, Dennis Kunken, Jack Knuppel and Ed Blair. Jayme Ray, Zoning Deputy was present to record minutes. Applicant Joe Smithers, his wife Sierra and mother-in-law, Jan Schacht, were also present. Jan is part owner in Josie’s Farm. Neighbor, Tommy Hughes was present.

Minutes from May 26<sup>th</sup>, 2022 were presented. Planning Commission member Ed Blair moved to approve the minutes, John Dixon seconded the motion. The motion carried with a unanimous vote.

**NEW BUSINESS:**

**ADMINISTRATIVE HEARING: (CASE NUMBER 22-3TA)**

APPLICATION FROM JOE SMITHERS, d/b/a JOSIE’S FARM SEEKING THE ALLOWANCE AND ADDITION OF SPECIAL EVENT VENUES AND PHOTOPGRAPHY STUDIOS TO THE SPECIAL USES IN (RR) RURAL RESIDENTIAL ZONED DISTRICT.

The public meeting was opened for comments and consideration at 6:02 p.m.

Joe Smithers represented himself to give an overview of his text amendment application. Mr. Smithers owns Josie’s Nest, previously “The Farm” located at 21648 Old Farm Av., Petersburg, IL. Upon the purchase of the property Mr. Smithers was not aware of the zoning process; text amendment, special use application. Josie’s Nest currently hosts weddings and bridal showers in their venue. The bed & breakfast is available to the bridal party only at this time. Sierra has been a professional photographer for 7 years. She plans to use the garden and will use a photography studio that is being installed into a structure already on the property to grow her photography business.

Josie’s Farm contract allows for a max occupancy of 150 guests, no glass or can alcohol containers, no shots allowed on premises, no third-party alcohol vendors.

Tommy Hughes, who shares a drive-way with the Smither’s and Josie’s Farm gives his full support and well wishes to the business.

Upon further discussion, it was decided by unanimous vote to recommend both the Special Event Venue and Photo Studio Text Amendments to the Board of Commissioner for approval.

**UNSCHEDULED PUBLIC COMMENTS/REQUESTS**

There were no unscheduled public comments/requests

**ZONING OFFICER’S REPORT**

The Zoning Officer did not submit a report

**INDIVIDUAL MEMBER COMMENTS**

There were not comments from individual Planning Commission members

**ADJOURNMENT**

As no other business was brought before the Planning Commission, Ed Blair moved to close the public meeting. Jack Knuppel seconded the motion. The motion carried with a unanimous vote. The public meeting closed at 6:11 p.m.