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IN THE MATTER OF:
CHRISTIAN COUNTY

ZONING BOARD OF APPEALS

MARCH 22, 2022

Sandra K. Haines
CSR No. 084-002423
(217)824-8558
sandra.k.haines@aol.com

1 CHRISTIAN COUNTY
2 ZONING BOARD OF APPEALS
3 MARCH 22, 2022
4 6:00 P.M.
5

6 ZONING BOARD:

7 Mr. Steven Sipes, Chairman

8 Mr. David Copenbarger

9 Mr. Joe Dorr

10 Mr. Glen Goodrich

11 Mr. Jon Rosenthal

12 Ms. JoAnn Howard
13

14 PRESENT:

15 Mr. Vincent Harris, Zoning Administrator

16 Ms. Linda Curtin

17 Ms. Bev Graham

18 Ms. Venise McWard

19 Mr. Jim Prescott

20 Mr. Monte Ten Kley

21 Mr. Bill Kennedy

22 Ms. Sandra K. Haines, Court Reporter,
23 CSR No. 084-002423
24

1 CHAIRMAN SIPES: I would like to call
2 this meeting to order, 6 o'clock, March 22nd,
3 ZBA Board roll-call.

4 MR. HARRIS: Chairman Sipes.

5 CHAIRMAN SIPES: Here.

6 MR. HARRIS: Mr. Goodrich.

7 MR. GOODRICH: Here.

8 MR. HARRIS: Mr. Rosenthal.

9 MR. ROSENTHAL: Here.

10 MR. HARRIS: Mr. Copenbarger.

11 MR. COPENBARGER: Present.

12 MR. HARRIS: Miss Howard.

13 MS. HOWARD: Yes, here.

14 MR. HARRIS: Mr. Dorr.

15 MR. DORR: Here.

16 MR. HARRIS: Roll-call signifies a
17 quorum.

18 CHAIRMAN SIPES: Vince, did you send
19 out minutes from the past meeting?

20 MR. HARRIS: I thought I did. I got
21 them. Here is your --

22 CHAIRMAN SIPES: I don't think they
23 were in the envelope. Did you e-mail them?

24 MR. HARRIS: This is the minutes.

1 MR. ROSENTHAL: He e-mailed them. I
2 got an e-mail copy from him.

3 CHAIRMAN SIPES: Everybody have an
4 opportunity to look at them? Is there a motion
5 to accept the minutes as read?

6 MR. DORR: I will make a motion to
7 accept the minutes.

8 CHAIRMAN SIPES: Is there a second?

9 MR. ROSENTHAL: I will second it.

10 CHAIRMAN SIPES: Roll-call.

11 MR. HARRIS: Mr. Dorr.

12 MR. DORR: Yes.

13 MR. HARRIS: Miss Howard.

14 MS. HOWARD: Yes.

15 MR. HARRIS: Mr. Copenbarger.

16 MR. COPENBARGER: Yes.

17 MR. HARRIS: Mr. Rosenthal.

18 MR. ROSENTHAL: Yes.

19 MR. HARRIS: Mr. Goodrich.

20 MR. GOODRICH: Yes.

21 MR. HARRIS: Chairman Sipes.

22 CHAIRMAN SIPES: Yes.

23 The only item on our agenda this evening is
24 proposed Text Amendment TX22-2. It deals with

1 meteorological towers. It sets up a permit and
2 a fee for those. It was in your packet.

3 Were all notices posted, Vince?

4 MR. HARRIS: Yes.

5 CHAIRMAN SIPES: Are there any
6 questions from the Board to Vince on the topic?
7 Okay, Vince, do you want to run through it right
8 quick.

9 MR. HARRIS: I will read this to you.
10 The proposed text amendment states to add to the
11 definition meteorological towers in the
12 definitions as well as under towers in the
13 current Zoning Code. The amendment also seeks
14 to place a fee and a fee schedule of the current
15 Zoning Code.

16 The definition is meteorological tower is a
17 tower generally over 150 feet in height that is
18 used to verify wind characteristics and speed.

19 Then this would go under towers 1-6-13 Page
20 65 in the Christian County Zoning Code,
21 meteorological towers.

22 Before I get into that the tower code
23 actually speaks about radio antennas and for
24 like ham radio or like somebody has a CB tower

1 at their house that would be what governs that.

2 Since this is a tower we are going to add
3 that to towers 1-6-13 towers on Page 65. So, a
4 meteorological tower -- one, any industrial
5 meteorological tower is a permitted use in any
6 Ag 1 District.

7 All meteorological towers are to have a red
8 light during the night, not a strobe light.

9 All meteorological towers must file for a
10 building permit with the Zoning Administrator.
11 See permit fee schedule for cost.

12 Meteorological towers are not allowed in
13 any residential districts.

14 The setback, B, the setback requirements.
15 Meteorological tower setback must be the height
16 of the tower plus 50 feet from any primary
17 structures, any secondary structures on the
18 property, any roads, overhead lines weather
19 power lines or otherwise, and finally from the
20 property lines.

21 Then on the fee schedule Page 116 this
22 would be adding item 15, to set up a
23 meteorological tower fee will be \$200.00 per
24 tower.

1 CHAIRMAN SIPES: Okay. Any questions
2 for Vince? Is there a motion, yeah or nay?

3 MS. HOWARD: I have one. Got any idea
4 how many of these towers are looking to be put
5 in?

6 MR. HARRIS: I think four. The reason
7 I am doing this is because I had a gentleman
8 call me about that, and we don't have anything
9 in our code stopping it or charging for it. You
10 know what I mean. So, we need something to say
11 okay, we can do this, and you are going to pay
12 money. So, we might as well.

13 MS. HOWARD: You might as well make
14 some money.

15 MR. HARRIS: Might as well get some
16 money out of it. I don't believe -- the guy
17 that I spoke to also said that he was going to
18 try to challenge our wind ordinance, and I think
19 our wind ordinance is pretty tight. I don't
20 think we are going to have any problems with
21 that.

22 MR. DORR: There is four more
23 additional inquiries about these towers besides
24 where we are already at?

1 MR. HARRIS: The guy said he had four
2 of them he wanted to put up.

3 MR. ROSENTHAL: Is there a time limit
4 on those on how long they can be up, or how long
5 the permit is good for?

6 MR. HARRIS: I hadn't really put a time
7 limit on it, but they are temporary structures.

8 MR. DORR: The one out by me has been
9 up for years.

10 MR. HARRIS: Is that one still up?

11 MR. DORR: Yes, still up, and still
12 being checked on.

13 MR. HARRIS: I thought they took them
14 all out.

15 MR. DORR: No. They are still there.

16 CHAIRMAN SIPES: We can go ahead. If
17 you feel there is a need to put a time limit on
18 it or something to that nature, bring that part
19 back, and we will add it into it.

20 MR. HARRIS: Okay.

21 CHAIRMAN SIPES: Any further
22 discussion? Is there a motion?

23 MR. COPENBARGER: I will make a motion
24 we approve the proposed text amendment as

1 presented.

2 MR. GOODRICH: I will second it.

3 CHAIRMAN SIPES: Roll-call.

4 MR. HARRIS: Chairman Sipes.

5 CHAIRMAN SIPES: Yes.

6 MR. HARRIS: Mr. Goodrich.

7 MR. GOODRICH: Yes.

8 MR. HARRIS: Mr. Rosenthal.

9 MR. ROSENTHAL: Yes.

10 MR. HARRIS: Mr. Copenbarger.

11 MR. COPENBARGER: Yes.

12 MR. HARRIS: Miss Howard.

13 MS. HOWARD: Yes.

14 MR. HARRIS: Mr. Dorr.

15 MR. DORR: Yes.

16 CHAIRMAN SIPES: Vince, do you know
17 what's upcoming as far as maybe already on the
18 agenda for next month?

19 MR. HARRIS: I had a gentleman try to
20 drop off an ordinance last week, and just I have
21 got too much stuff on my desk, and I told him I
22 would accept it on Monday, the 28th.

23 So, there is new ordinance coming in about
24 the tower line. As I was taking about earlier

1 the Morrisonville, DG Morrisonville Subdivision,
2 minor sub is going to be, they want to annex
3 that, Morrisonville does.

4 CHAIRMAN SIPES: For the Dollar
5 General?

6 MR. HARRIS: For the Dollar General so
7 they get the taxes.

8 I have some other things that I have been
9 working on that are text amendments where we
10 talked about earlier raising the special use
11 fees for the solar and stuff like that. So,
12 this next month is going to be pretty big.

13 CHAIRMAN SIPES: The County is seeking
14 legal opinion on some of the other topics that
15 were tabled?

16 MR. HARRIS: Yes, yes. I do have some
17 text amendments for the fee schedule on various
18 issues that I think are coming. I didn't make
19 it to the Board meeting last week.

20 CHAIRMAN SIPES: Okay. Like I said
21 this was the only thing on our agenda this
22 evening.

23 Was there any public comment from anyone?
24 Is there a motion to adjourn?

1 MR. GOODRICH: I will make a motion to
2 adjourn.

3 MR. ROSENTHAL: I will second it.

4 CHAIRMAN SIPES: Roll-call.

5 MR. HARRIS: Chairman Sipes.

6 CHAIRMAN SIPES: Yes.

7 MR. HARRIS: Mr. Goodrich.

8 MR. GOODRICH: Yes.

9 MR. HARRIS: Mr. Rosenthal.

10 MR. ROSENTHAL: Yes.

11 MR. HARRIS: Mr. Copenbarger.

12 MR. COPENBARGER: Yes.

13 MR. HARRIS: Miss Howard.

14 MS. HOWARD: Yes.

15 MR. HARRIS: Mr. Dorr.

16 MR. DORR: Yes.

17 MR. HARRIS: We stand adjourned.

18 CHAIRMAN SIPES: Thank you.

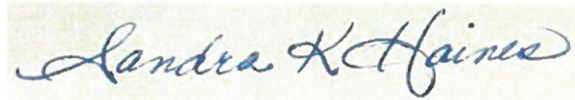
19 (Which were all of the proceedings
20 had on this meeting as of this
21 date.)
22
23
24

1 STATE OF ILLINOIS)
2 COUNTY OF CHRISTIAN) SS
3)

4 I, Sandra K. Haines, a Notary Public and
5 Certified Shorthand Reporter, do hereby certify
6 that on October 26, 2021 the foregoing meeting
7 was taken down stenographically by me and
8 afterwards reduced to typewritten form by me,
9 and that the foregoing transcript contains a
10 true and accurate translation of all such
11 shorthand notes.

12 Given under my hand and seal this 22nd day
13 of March, 2022 at Taylorville, Illinois.

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Sandra K. Haines
Notary Public and CSR
License No. 084-002423

\$200.00 [1] - 6:23
084-002423 [3] - 1:21, 2:22, 12:23
1 [1] - 6:6
1-6-13 [2] - 5:19, 6:3
116 [1] - 6:21
15 [1] - 6:22
150 [1] - 5:17
2021 [1] - 12:6
2022 [3] - 1:12, 2:3, 12:13
217)824-8558 [1] - 1:21
22 [2] - 1:12, 2:3
22nd [2] - 3:2, 12:12
26 [1] - 12:6
28th [1] - 9:22
50 [1] - 6:16
6 [1] - 3:2
65 [2] - 5:20, 6:3
6:00 [1] - 2:4
accept [3] - 4:5, 4:7, 9:22
accurate [1] - 12:10
add [3] - 5:10, 6:2, 8:19
adding [1] - 6:22
additional [1] - 7:23
adjourn [2] - 10:24, 11:2
adjourned [1] - 11:17
Administrator [2] - 2:15, 6:10
afterwards [1] - 12:8
Ag [1] - 6:6
agenda [3] - 4:23, 9:18, 10:21
ahead [1] - 8:16
allowed [1] - 6:12
Amendment [1] - 4:24
amendment [3] - 5:10, 5:13, 8:24
amendments [2] - 10:9, 10:17
annex [1] - 10:2
antennas [1] - 5:23
APPEALS [2] - 1:11, 2:2
approve [1] - 8:24
back [1] - 8:19
Bev [1] - 2:17
big [1] - 10:12
Bill [1] - 2:21
Board [3] - 3:3, 5:6, 10:19
BOARD [3] - 1:11, 2:2, 2:6
bring [1] - 8:18
building [1] - 6:10
CB [1] - 5:24
Certified [1] - 12:5
certify [1] - 12:5
Chairman [5] - 2:7, 3:4, 4:21, 9:4, 11:5
CHAIRMAN [2] - 3:1, 3:5, 3:18, 3:22, 4:3, 4:8, 4:10, 4:22, 5:5, 7:1, 8:16, 8:21, 9:3, 9:5, 9:16, 10:4, 10:13, 10:20, 11:4, 11:6, 11:18
challenge [1] - 7:18
characteristics [1] - 5:18
charging [1] - 7:9
checked [1] - 8:12
CHRISTIAN [2] - 1:6, 12:2
Christian [1] - 5:20
CHRISTIAN [1] - 2:1
code [2] - 5:22, 7:9
Code [3] - 5:13, 5:15, 5:20
coming [2] - 9:23, 10:18
comment [1] - 10:23
contains [1] - 12:9
COPENBARGER [5] - 3:11, 4:16, 8:23, 9:11, 11:12
Copenbarger [5] - 2:8, 3:10, 4:15, 9:10, 11:11
copy [1] - 4:2
cost [1] - 6:11
COUNTY [3] - 1:6, 2:1, 12:2
County [2] - 5:20, 10:13
Court [1] - 2:22
CSR [3] - 1:21, 2:22, 12:22
current [2] - 5:13, 5:14
Curtin [1] - 2:16
date [1] - 11:21
david [1] - 2:8
deals [1] - 4:24
definition [2] - 5:11, 5:16
definitions [1] - 5:12
desk [1] - 9:21
DG [1] - 10:1
discussion [1] - 8:22
District [1] - 6:6
districts [1] - 6:13
Dollar [2] - 10:4, 10:6
DORR [9] - 3:15, 4:6, 4:12, 7:22, 8:8, 8:11, 8:15, 9:15, 11:16
Dorr [5] - 2:9, 3:14, 4:11, 9:14, 11:15
down [1] - 12:7
drop [1] - 9:20
during [1] - 6:8
e-mail [2] - 3:23, 4:2
e-mailed [1] - 4:1
envelope [1] - 3:23
evening [2] - 4:23, 10:22
far [1] - 9:17
fee [7] - 5:2, 5:14, 6:11, 6:21, 6:23, 10:17
fees [1] - 10:11
feet [2] - 5:17, 6:16
file [1] - 6:9
finally [1] - 6:19
foregoing [2] - 12:6, 12:9
form [1] - 12:8
four [3] - 7:6, 7:22, 8:1
further [1] - 8:21
General [2] - 10:5, 10:6
generally [1] - 5:17
gentleman [2] - 7:7, 9:19
Given [1] - 12:12
Glen [1] - 2:10
GOODRICH [6] - 3:7, 4:20, 9:2, 9:7, 11:1, 11:8
Goodrich [5] - 2:10, 3:6, 4:19, 9:6, 11:7
governs [1] - 6:1
Graham [1] - 2:17
guy [2] - 7:16, 8:1
Haines [4] - 1:20, 2:22, 12:4, 12:22
ham [1] - 5:24
hand [1] - 12:12
HARRIS [40] - 3:4, 3:6, 3:8, 3:10, 3:12, 3:14, 3:16, 3:20, 3:24, 4:11, 4:13, 4:15, 4:17, 4:19, 4:21, 5:4, 5:9, 7:6, 7:15, 8:1, 8:6, 8:10, 8:13, 8:20, 9:4, 9:6, 9:8, 9:10, 9:12, 9:14, 9:19, 10:6, 10:16, 11:5, 11:7, 11:9, 11:11, 11:13, 11:15, 11:17
Harris [1] - 2:15
height [2] - 5:17, 6:15
hereby [1] - 12:5
house [1] - 6:1
Howard [5] - 2:12, 3:12, 4:13, 9:12, 11:13
HOWARD [6] - 3:13, 4:14, 7:3, 7:13, 9:13, 11:14
idea [1] - 7:3
ILLINOIS [1] - 12:1
Illinois [1] - 12:13
IN [1] - 1:6
industrial [1] - 6:4
inquiries [1] - 7:23
issues [1] - 10:18
item [2] - 4:23, 6:22
Jim [1] - 2:19
JoAnn [1] - 2:12
Joe [1] - 2:9
Jon [1] - 2:11
Kennedy [1] - 2:21
Kley [1] - 2:20
last [2] - 9:20, 10:19
legal [1] - 10:14
License [1] - 12:23
light [2] - 6:8
limit [3] - 8:3, 8:7, 8:17
Linda [1] - 2:16
line [1] - 9:24
lines [3] - 6:18, 6:19, 6:20
look [1] - 4:4
looking [1] - 7:4
mail [2] - 3:23, 4:2
mailed [1] - 4:1
MARCH [2] - 1:12, 2:3
March [2] - 3:2, 12:13
MATTER [1] - 1:6
McWard [1] - 2:18
mean [1] - 7:10
meeting [5] - 3:2, 3:19, 10:19, 11:20, 12:6
meteorological [1] - 5:1, 5:11, 5:16, 5:21, 6:4, 6:5, 6:7, 6:9, 6:12, 6:15, 6:23
might [3] - 7:12, 7:13, 7:15
minor [1] - 10:2
minutes [4] - 3:19, 3:24, 4:5, 4:7
miss [4] - 3:12, 4:13, 9:12, 11:13
Monday [1] - 9:22
money [3] - 7:12, 7:14, 7:16
Monte [1] - 2:20
month [2] - 9:18, 10:12
Morrisonville [3] - 10:1, 10:3
motion [7] - 4:4, 4:6, 7:2, 8:22, 8:23, 10:24, 11:1
MR [65] - 3:4, 3:6, 3:7, 3:8, 3:10, 3:11, 3:12, 3:14, 3:15, 3:16, 3:20, 3:24, 4:1, 4:6, 4:9, 4:11, 4:12, 4:13, 4:15, 4:16, 4:17, 4:18, 4:19, 4:20, 4:21, 5:4, 5:9, 7:6, 7:15, 7:22, 8:1, 8:3, 8:6, 8:8, 8:10, 8:11, 8:13, 8:15, 8:20, 8:23, 9:2, 9:6, 9:7, 9:8, 9:9, 9:10, 9:11, 9:12, 9:14, 9:15, 9:19, 10:6, 10:16, 11:1, 11:3, 11:5, 11:7, 11:8, 11:9, 11:11, 11:12, 11:13, 11:15, 11:16, 11:17
MS [6] - 3:13, 4:14, 7:3, 7:13, 9:13, 11:14
must [2] - 6:9, 6:15
nature [1] - 8:18
nay [1] - 7:2
need [2] - 7:10, 8:17
new [1] - 9:23
next [2] - 9:18, 10:12
night [1] - 6:8
Notary [2] - 12:4, 12:22
notes [1] - 12:11
notices [1] - 5:3
o'clock [1] - 3:2
October [1] - 12:6
OF [5] - 1:6, 1:11, 2:2, 12:1, 12:2
one [4] - 6:4, 7:3, 8:8, 8:10
opinion [1] - 10:14
opportunity [1] - 4:4
order [1] - 3:2
ordinance [4] - 7:18, 7:19, 9:20, 9:23
otherwise [1] - 6:19
overhead [1] - 6:18
P.M [1] - 2:4
packet [1] - 5:2
Page [3] - 5:19, 6:3, 6:21
part [1] - 8:18
past [1] - 3:19
pay [1] - 7:11
per [1] - 6:23

permit [4] - 5:1, 6:10, 6:11, 8:5
permitted [1] - 6:5
place [1] - 5:14
plus [1] - 6:16
posted [1] - 5:3
power [1] - 6:19
Prescott [1] - 2:19
present [1] - 3:11
PRESENT [1] - 2:14
presented [1] - 9:1
pretty [2] - 7:19, 10:12
primary [1] - 6:16
problems [1] - 7:20
proceedings [1] - 11:19
property [2] - 6:18, 6:20
proposed [3] - 4:24, 5:10, 8:24
public [1] - 10:23
Public [2] - 12:4, 12:22
put [4] - 7:4, 8:2, 8:6, 8:17
questions [2] - 5:6, 7:1
quick [1] - 5:8
quorum [1] - 3:17
radio [2] - 5:23, 5:24
raising [1] - 10:10
read [2] - 4:5, 5:9
really [1] - 8:6
reason [1] - 7:6
red [1] - 6:7
reduced [1] - 12:8
Reporter [2] - 2:22, 12:5
requirements [1] - 6:14
residential [1] - 6:13
roads [1] - 6:18
roll [5] - 3:3, 3:16, 4:10, 9:3, 11:4
roll-call [5] - 3:3, 3:16, 4:10, 9:3, 11:4
Rosenthal [5] - 2:11, 3:8, 4:17, 9:8, 11:9
ROSENTHAL [8] - 3:9, 4:1, 4:9, 4:18, 8:3, 9:9, 11:3, 11:10
run [1] - 5:7
Sandra [3] - 1:20, 12:4, 12:22
sandra [1] - 2:22
sandra.k.haines@aol.com [1] - 1:22
schedule [4] - 5:14, 6:11, 6:21, 10:17
seal [1] - 12:12
second [4] - 4:8, 4:9, 9:2, 11:3
secondary [1] - 6:17
see [1] - 6:11
seeking [1] - 10:13
seeks [1] - 5:13
send [1] - 3:18
set [1] - 6:22
setback [3] - 6:14, 6:15
sets [1] - 5:1
Shorthand [1] - 12:5
shorthand [1] - 12:11
signifies [1] - 3:16
Sipes [5] - 2:7, 3:4, 4:21, 9:4, 11:5
SIPES [21] - 3:1, 3:5, 3:18, 3:22, 4:3, 4:8, 4:10, 4:22, 5:5, 7:1, 8:16, 8:21, 9:3, 9:5, 9:16, 10:4, 10:13, 10:20, 11:4, 11:6, 11:18
solar [1] - 10:11
speaks [1] - 5:23
special [1] - 10:10
speed [1] - 5:18
SS [1] - 12:1
stand [1] - 11:17
STATE [1] - 12:1
states [1] - 5:10
stenographically [1] - 12:7
Steven [1] - 2:7
still [4] - 8:10, 8:11, 8:15
stopping [1] - 7:9
strobe [1] - 6:8
structures [3] - 6:17, 8:7
stuff [2] - 9:21, 10:11
sub [1] - 10:2
Subdivision [1] - 10:1
tabled [1] - 10:15
taxes [1] - 10:7
Taylorville [1] - 12:13
temporary [1] - 8:7
Ten [1] - 2:20
Text [1] - 4:24
text [4] - 5:10, 8:24, 10:9, 10:17
THE [1] - 1:6
tight [1] - 7:19
took [1] - 8:13
topic [1] - 5:6
topics [1] - 10:14
tower [12] - 5:16, 5:17, 5:22, 5:24, 6:2, 6:4, 6:5, 6:15, 6:16, 6:23, 6:24, 9:24
towers [12] - 5:1, 5:11, 5:12, 5:19, 5:21, 6:3, 6:7, 6:9, 6:12, 7:4, 7:23
transcript [1] - 12:9
translation [1] - 12:10
true [1] - 12:10
try [2] - 7:18, 9:19
TX22-2 [1] - 4:24
typewritten [1] - 12:8
under [3] - 5:12, 5:19, 12:12
up [7] - 5:1, 6:22, 8:2, 8:4, 8:9, 8:10, 8:11
upcoming [1] - 9:17
various [1] - 10:17
Venise [1] - 2:18
verify [1] - 5:18
Vince [6] - 3:18, 5:3, 5:6, 5:7, 7:2, 9:16
Vincent [1] - 2:15
weather [1] - 6:18
week [2] - 9:20, 10:19
wind [3] - 5:18, 7:18, 7:19
working [1] - 10:9
years [1] - 8:9
ZBA [1] - 3:3
ZONING [2] - 1:11, 2:2
zONING [1] - 2:6
Zoning [5] - 2:15, 5:13, 5:15, 5:20, 6:10