

MINUTES OF REGULAR MEETING**CHAMPAIGN COUNTY ZONING BOARD OF APPEALS**

1776 East Washington Street
Urbana, IL 61802

DATE: February 13, 2025 **PLACE:** Shields-Carter Meeting Room
1776 East Washington Street
TIME: 6:30 p.m. **Urbana, IL 61802**

MEMBERS PRESENT: Brian Andersen, Cindy Cunningham, Chris Flesner, Bryan Holderfield, Lee Roberts

MEMBERS ABSENT: Ryan Elwell, Jim Randol

STAFF PRESENT: Stephanie Berry, Charlie Campo, John Hall

OTHERS PRESENT: Linda Allen, Mark Allen, Matthew Allen, Bradley Ash, Jerry Wallace, Tyler Wallace

1. Call to Order

The meeting was called to order at 6:30 p.m.

Mr. Hall stated that they are without their regular chair tonight, so the Board needs to vote on an interim chair and entertained a motion.

Mr. Andersen moved, seconded by Mr. Roberts, to appoint Ms. Cunningham as the interim chair. The motion passed by voice vote.

2. Roll Call and Declaration of Quorum

The roll was called, and a quorum declared present.

3. Correspondence – None**4. Minutes – None****5. Audience participation with respect to matters other than cases pending before the Board – None****6. Continued Public Hearings – None**

7. **New Public Hearings -**

Ms. Cunningham stated that Mr. Hall advises her tonight that there is hardship this evening with Case 161-V-24, because of some health concerns with the petitioner, they have asked if the Board could hear their case first instead of last.

Mr. Andersen moved, seconded by Mr. Flesner, to hear Case 161-V-24 first this evening. The motion passed by voice vote.

CASE 161-V-24

Petitioner: Christine Wallace, Linda Allen, Richard Kesler

Request: Authorize a variance for a proposed 7.95-acre tract of land in lieu of the maximum allowed three acres in area for a lot with Best Prime Farmland in the AG-1 Agriculture and CR Conservation Recreation Zoning Districts per Section 5.3 of the Zoning Ordinance.

Location: A proposed 7.95-acre tract of land in the Southwest Quarter of the Northeast Quarter of Section 31, Township 21, Range 8 East of the Third Principal Meridian in Condit Township with an address of 2459 County Road 700 East, Dewey.

Ms. Cunningham informed the audience that anyone wishing to testify for any public hearing tonight must sign the witness register for that public hearing. She reminded the audience that when they sign the witness register, they are signing an oath.

Ms. Cunningham informed the audience that this Case is an Administrative Case, and as such, the County allows anyone the opportunity to cross-examine any witness. She said that at the proper time, she will ask for a show of hands from those who would like to cross-examine, and each person will be called upon. She said that those who desire to cross-examine do not have to sign the Witness Register but will be asked to clearly state their name before asking any questions. She noted that no new testimony is to be given during the cross-examination. She said that attorneys who have complied with Article 7.6 of the ZBA By-Laws are exempt from cross-examination. She asked if the petitioner would like to outline the nature of their request.

Ms. Cunningham asked the petitioner to state their name and address and present their case.

Jerry Wallace, representing his wife, Christine Wallace, 2691 County Road 1000 East, Champaign, stated he wasn't going to say a lot tonight, but Ms. Wallace couldn't be here tonight because she had a stroke and is in the hospital. He said he doesn't have a lot to say, but these people behind him will, he has been on this Board before, and he knows what they do and how tough it is. He said the one thing he remembers being on this Board is after the decision is made – half the people love them for it and half of the people hate them for it, the people that love them for it won't remember their name tomorrow, but the people that hate them for it will remember them for the rest of their lives, so he really does appreciate the work they do, it's wonderful thing they do and thanked them.

Ms. Cunningham asked if there was someone from the petitioner's group who could testify to what the variance is for. She told the petitioners from the group, that they could both come up to testimony microphone, but they need both of them to state their names and addresses.

1 Tyler Wallace, 11400 Royal Road, Farmer City came to the testimony microphone

2
3 Mr. Allen 19784 Hilst Road, Delavan, Illinois, said his spouse is Linda Allen and he is a retired attorney
4 and asked if he could ask Mr. Wallace a few questions and he thinks he can get the Board the information
5 that they need on the case.

6
7 Ms. Cunningham asked the Board if they were okay with that, it's not cross-examination, but as means of
8 making it easier for the witness to testify, so she is good with it. She asked Mr. Allen if that was his
9 purpose.

10
11 Mr. Allen said yes.

12
13 Mr. Allen asked Mr. Wallace what his relationship was to the people who formally occupied the residence
14 that they are talking about tonight.

15
16 Mr. Wallace said his grandparents lived there and they both passed away within the last two years.

17
18 Mr. Allen asked him if that was Kenneth and Lora Mae Kesler.

19
20 Mr. Wallace said yes, Kenneth and Lora Mae Kesler.

21
22 Mr. Allen asked if he was the son of one of the petitioners.

23
24 Mr. Wallace said he was the son of Jerry and Christine Wallace.

25
26 Mr. Allen asked him if he expressed an interest in buying the property in question,

27
28 Mr. Wallace said yes, he did.

29
30 Mr. Allen asked him if he was interested in purchasing the machine shed on the property.

31
32 Mr. Wallace said he would like the machine shed.

33
34 Mr. Allen said currently there is a property line for the tax parcel, that includes the residence, which goes
35 through the machine shed and asked him if that was correct.

36
37 Mr. Wallace said yes.

38
39 Mr. Allen asked if that enhances or reduces his interest in the property.

40
41 Mr. Wallace said it reduces it.

42
43 Mr. Allen said the reason they're here is to move the property lines and extend it on the north and west
44 side of the machine shed to incorporate it within the parcel where the residence is situated and asked him
45 that was correct.

46
47 Mr. Wallace said correct.

1 Mr. Allen asked him if he saw one of the exhibits that was included by P & Z Department captioned, "Soils
2 Map for Case 161-V-24 dated February 13, 2025," which reported to show some Best Prime Farmland for
3 this property.

4
5 Mr. Wallace said yes.

6
7 Mr. Allen said he wants to direct his attention to the part that is indicated as Senachwine Silt soil type. He
8 asked him if most of that green portion there is already within the existing parcel.

9
10 Mr. Wallace said yes, it is within the existing parcel.

11
12 Mr. Allen said there is a little bit on the northside that extends to the north.

13
14 Mr. Wallace said yes.

15
16 Mr. Allen asked him what was going on in that area where that small amount of Best Prime Farmland is
17 located.

18
19 Mr. Wallace said that is a filter strip for the pond runoff.

20
21 Mr. Allen asked him if it was actively being farmed at the present time.

22
23 Mr. Wallace said no.

24
25 Mr. Allen asked him if it was primarily grasses, shrubs, and trees in that area.

26
27 Mr. Wallace said yes.

28
29 Mr. Allen asked him if he would anticipate that he would keep it in the same use.

30
31 Mr. Wallace said yes.

32
33 Mr. Allen asked him why that is.

34
35 Mr. Wallace said so the pond doesn't fill up with silt.

36
37 Mr. Allen asked him if the drainage moves toward the water as shown in that diagram.

38
39 Mr. Wallace said yes.

40
41 Mr. Allen asked if it slopes that direction and asked is the intention to keep the dirt from making its way
42 into the pond.

43
44 Mr. Wallace said correct.

1 Mr. Allen said he wants to direct their attention to another diagram that has green and red lines to show
2 the current property lines verses the proposed property lines. He said this is labeled, "Annotated 2023
3 Aerial for Case 161-V-24 dated February 13, 2025." He said it is a little hard to see, but the red lines that
4 look like a backwards L are the existing property lines and the proposed property lines are shown to the
5 north and west sides by the green lines in that diagram. He asked him if he was comfortable with those
6 diagrams.

7
8 Mr. Wallace said yes.

9
10 Mr. Allen asked him what the current use was northwest of the machine shed on the property.

11
12 Mr. Wallace said that is Government set aside for filter strips.

13
14 Mr. Allen asked him what a government set aside was exactly.

15
16 Mr. Wallace said to be paid to take farmland out of production and plant grasses.

17
18 Mr. Allen asked him if that was because of the same things he is trying to accomplish in part of the diagram
19 they were talking about earlier near the pond to hold the soil in place and help reduce fertilizers and so
20 forth that have to be used on the property.

21
22 Mr. Wallace said correct.

23
24 Mr. Allen said he doesn't have any further questions; he thinks Mr. Wallace will be available if Board or
25 Staff has any questions for him.

26
27 Ms. Cunningham asked the Board if they had any questions. Seeing none, she said she wants to clarify
28 Mr. Wallace wanted to take the property line down a little bit and expand it out to the northwest, so it
29 includes the entire machine shed.

30
31 Mr. Wallace said yes.

32
33 Mr. Allen said exactly, reducing the north property line to the minimum setback for the rear lot.

34
35 Ms. Cunningham said okay, then moving it over, so that the entire machine shed fits within the property.

36
37 Mr. Wallace said yes.

38
39 Mr. Allen said as in the one Parcel Identification Number, that's it exactly.

40
41 Ms. Cunningham said okay very good and asked if Staff had any questions. Seeing none, she asked if any
42 member of the public had any cross-examination. Seeing no one, she entertained a motion to close the
43 Witness Register for Case 161-V-24.

44
45 **Mr. Flesner moved, seconded by Mr. Holderfield, to close the Witness Register for Case 161-V-24.**
46 **The motion passed by voice vote.**
47

Ms. Cunningham entertained a motion to move to the Summary Draft Findings of Fact for Case 161-V-24.

Mr. Andersen moved, seconded by Mr. Holderfield, to move to the Summary Draft Findings of Fact for Case 161-V-24. The motion passed by voice vote.

Ms. Cunningham referred to the Preliminary Draft, page 10 of 11.

FINDINGS OF FACT FOR CASE 161-V-24

From the documents of record and the testimony and exhibits received at the public hearing for zoning Case 161-V-24 held on February 13, 2025, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances {DO / DO NOT} exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because:

Mr. Andersen said the special conditions and circumstances DO exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district, because the petitioners seek to adjust the lot lines of the property to include the agricultural storage building on the same lot as the single-family dwelling, pond, and tree area. The proposed 7.95-acre lot will provide adequate setbacks for the existing structures and will not remove any land from agricultural production.

2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied {WILL / WILL NOT} prevent reasonable or otherwise permitted use of the land or structure or construction because:

Mr. Flesner said the practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied WILL prevent reasonable or otherwise permitted use of the land or structure or construction, because without the proposed variance, the petitioners would not be able to reconfigure the property to include the agricultural storage building on the same lot as the single-family dwelling and the other existing improvements and trees.

3. The special conditions, circumstances, hardships, or practical difficulties {DO / DO NOT} result from actions of the applicant because:

Mr. Holderfield said the special conditions, circumstances, hardships, or practical difficulties DO NOT result from actions of the applicant, because the area of the proposed lot has been used as a farmstead in conjunction with the adjacent farmland since before the adoption of the Champaign County Zoning Ordinance.

4. The requested variance {IS / IS NOT} in harmony with the general purpose and intent of the Ordinance because:

Mr. Flesner said the requested variance IS in harmony with the general purpose and intent of the Ordinance, because no land is proposed to be taken out of production.

1 **5. The requested variance {WILL / WILL NOT} be injurious to the neighborhood or otherwise**
2 **detrimental to the public health, safety, or welfare because:**

3
4 Mr. Andersen said the requested variance WILL NOT be injurious to the neighborhood or otherwise
5 detrimental to the public health, safety, or welfare, because relevant jurisdictions have been notified of
6 this case, and no comments have been received.

7
8 **6. The requested variance {IS / IS NOT} the minimum variation that will make possible the**
9 **reasonable use of the land/structure because:**

10
11 Mr. Holderfield said the requested variance IS the minimum variation that will make possible the
12 reasonable use of the land/structure, because it is the minimum lot size that will include the agricultural
13 storage building on the same lot as the single-family dwelling and the other existing improvements and
14 trees.

15
16 **7. NO SPECIAL CONDITIONS ARE HEREBY IMPOSED.**

17
18 Ms. Cunningham entertained a motion to adopt the Summary of Evidence, Documents of Record, and
19 Findings of Fact for Case 161-V-24, as amended.

20
21 **Mr. Roberts moved, seconded by Mr. Flesner, to adopt the Summary of Evidence, Documents of**
22 **Record, and Findings of Fact for Case 161-V-24, as amended. The motion passed by voice vote.**

23
24 Ms. Cunningham entertained a motion to move to the Final Determination for Case 161-V-24.

25
26 **Mr. Andersen moved, seconded by Mr. Roberts, to move to the Final Determination for Case 161-**
27 **V-24. The motion passed by voice vote.**

28
29 Ms. Cunningham referred to the Preliminary Draft, page 11 of 11.

30
31 **FINAL DETERMINATION FOR CASE 161-V-24**

32 **Mr. Andersen moved, seconded by Mr. Holderfield, that the Champaign County Zoning Board of**
33 **Appeals finds that, based upon the application, testimony, and other evidence received in this case,**
34 **that the requirements for approval in Section 9.1.9.C HAVE been met, and pursuant to the authority**
35 **granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of**
36 **Appeals of Champaign County determines that:**

37
38 **The Variance requested in Case 161-V-24 is hereby GRANTED to the petitioners, Christine**
39 **Wallace, Linda Allen and Richard Kesler, to authorize the following:**

40
41 **Authorize a variance for a proposed 7.95-acre lot in lieu of the maximum allowed 3 acres in**
42 **area for a lot with soils that are best prime farmland in the AG-1 Agriculture, and CR**
43 **Conservation Recreation Zoning Districts, per Section 5.3 of the Champaign County Zoning**
44 **Ordinance.**

1 Ms. Cunningham requested a roll call vote.

2
3 The vote was called as follows:

4
5 **Andersen – Yes Cunningham – Yes Elwell – Absent Flesner – Yes**
6 **Holderfield – Yes Randol – Absent Roberts – Yes**

7
8 **The motion passed.**

9
10 Ms. Cunningham congratulated the and expressed her best wishes to Ms. Wallace for a quick and complete
11 recovery.

12
13 **CASES 153-V-24 & 154-V-24**

14
15 Mr. Hall stated the petitioners on these cases have requested a continuance to May 15, 2025, ZBA meeting
16 date.

17
18 **Mr. Flesner moved, seconded by Mr. Andersen, to continue Cases 153 & 154-V-24 to May 15, 2025,**
19 **ZBA meeting date. The motioned passed by voice vote.**

20
21 **CASE 160-V-24**

22 Petitioner: **Bradley Ash d.b.a. Galesville Elevator Co.**

23
24 Request: **Authorize the following variance in the B-1 Rural Trade Center Zoning District:**

25
26 **Part A: A variance for a proposed grain bin on the southeast corner of the 2.44-**
27 **acre subject property, with a front yard of 0 feet and a setback of 48 feet on CR**
28 **3050N, and a front yard of 0 feet and a setback of 20 feet on the north-south**
29 **segment of CR 3055N, in lieu of the minimum required 25 feet front yard and 55**
30 **feet setback, per Section 5.3 of the Zoning Ordinance.**

31
32 **Part B: Authorize a proposed grain bin located within the corner visibility**
33 **triangle of CR 3055N and CR 3050N, per Section 4.3.3 F.1. of the Champaign**
34 **County Zoning Ordinance.**

35
36 Location: **A 2.44-acre tract of land in the Southwest Quarter of the Northwest Quarter of**
37 **Section 31, Township 22 North Range 7 East of the Third Principal Meridian in**
38 **Brown Township and commonly known as the Galesville Elevator Co., with an**
39 **address of 10 CR 3050N, Foosland.**

40
41 Ms. Cunningham informed the audience that anyone wishing to testify for any public hearing tonight must
42 sign the witness register for that public hearing. She reminded the audience that when they sign the witness
43 register, they are signing an oath.

1 Ms. Cunningham informed the audience that this Case is an Administrative Case, and as such, the County
2 allows anyone the opportunity to cross-examine any witness. She said that at the proper time, she will ask
3 for a show of hands from those who would like to cross-examine, and each person will be called upon.
4 She said that those who desire to cross-examine do not have to sign the Witness Register but will be asked
5 to clearly state their name before asking any questions. She noted that no new testimony is to be given
6 during the cross-examination. She said that attorneys who have complied with Article 7.6 of the ZBA By-
7 Laws are exempt from cross-examination. She asked if the petitioner would like to outline the nature of
8 their request.
9

10 Bradley Ash, 10 County Road 3050 North, Foosland, stated that what they want to do at their grain facility
11 at Lotus is that they would like to construct a grain bin on the southeast corner of the property. He said
12 Lotus is a smaller town and space is kind of a constraint of theirs, they are asking for a variance to go right
13 up next to the road right-of-way, which is still quite a bit off the centerline of the road. He said much of
14 the structures in Lotus were built prior to when the Zoning Ordinance was adopted in 1973 and there are
15 quite a few of the structures in Lotus, that are probably on the road right-of-way the way it is now. He said
16 with where they want to put the grain bin, he has had the road commissioner out to look at the site and he
17 didn't have any issues with it, and he personally owns the land on the other side of the street to the east of
18 the facility and as a neighbor of the elevator, he doesn't have any issues with it. He has lived in Lotus at
19 the little house right next to the elevator and he doesn't see any issues with traffic in the area. He said the
20 way the town is laid out there has been conflicting surveys in the past, he has reached out to a surveying
21 firm, Hartke Surveying, he had them do a survey in 2021 for a grain bin that they built and some property
22 that they acquired. He had Hartke come back out before any of this started to have them look over the site
23 to verifying where the property line was and where the road right-of-way started. He said if they look at
24 the site images in their packet, they will see on the corner, that when Hartke came out, he had Hartke mark
25 the corner, but he put a little steel pin in and a tire over it, so no one would venture off into the ditch and
26 run it over, but if they see where the corner is, they can see where the grain bin will be north of the road
27 by what he would consider a safe amount, that it's not going to public in danger with the intersection there.
28 He said if they look at another of the site images, they can see the tire little bit better that is really where
29 the corner is at.
30

31 Mr. Flesner said you can barely see it, but it's right next to where the natural gas line post is.
32

33 Ms. Cunningham asked Mr. Ash if he had anything to add.
34

35 Mr. Ash said if anybody has any questions, he just pointed out that the grain bin will be located in the
36 corner of the town, it will help them better serve their customers and help the community in terms of tax
37 revenue, he doesn't personally see any downfalls to it and will make his life easier running a grain elevator.
38

39 Ms. Cunningham asked if there were any questions from the Board or Staff.
40

41 Mr. Hall said that Mr. Ash did provide a letter from the Brown Township Highway Commissioner and a
42 signed notice from all of the Brown Township Trustees in support of the variance.
43

44 Ms. Cunningham asked if there were any other questions or comments from the Board or Staff. Seeing
45 none, she entertained a motion to close the Witness Register for Case 160-V-24.
46

47 **Mr. Holderfield moved, seconded by Mr. Andersen, to close the Witness Register for Case 160-V-24.**
48 **The motion passed by voice vote.**
49

Ms. Cunningham entertained a motion to move to the Findings of Fact for Case 160-V-24.

Mr. Flessner moved, seconded by Mr. Holderfield, to move to the Findings of Fact for Case 160-V-24. The motion passed by voice vote.

Ms. Cunningham referred to the Preliminary Draft, page 12 of 13.

FINDINGS OF FACT FOR CASE 160-V-24

From the documents of record and the testimony and exhibits received at the public hearing for zoning Case 160-V-24 held on February 13, 2025, the Zoning Board of Appeals of Champaign County finds that:

1. Special conditions and circumstances {DO / DO NOT} exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district because:

Mr. Flesner said the special conditions and circumstances DO exist which are peculiar to the land or structure involved, which are not applicable to other similarly situated land and structures elsewhere in the same district, because the property is surrounded by right-of-way on three sides and the right-of-way for County Road 3050 North runs through the 2.44-acre subject property, which differs from the typical property line that would center on the roadway or be north of the roadway.

2. Practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied {WILL / WILL NOT} prevent reasonable or otherwise permitted use of the land or structure or construction because:

Mr. Andersen said the practical difficulties or hardships created by carrying out the strict letter of the regulations sought to be varied WILL prevent reasonable or otherwise permitted use of the land or structure or construction, because without the approval of the proposed variances, there is not sufficient space to construct the grain bin on the subject property.

3. The special conditions, circumstances, hardships, or practical difficulties {DO / DO NOT} result from actions of the applicant because:

Mr. Holderfield said the special conditions, circumstances, hardships, or practical difficulties DO NOT result from actions of the applicant, because the property is surrounded by the right-of-way on three sides and has been in use as a grain elevator since prior to the adoption of the Champaign County Zoning Ordinance. He said the expansion of the business has left minimal room on the subject property to construct an additional grain bin.

4. The requested variance {IS / IS NOT} in harmony with the general purpose and intent of the Ordinance because:

Mr. Flesner said the requested variance IS in harmony with the general purpose and intent of the Ordinance, because the proposed grain bin location provides adequate separation from roadways and adequate visibility for any vehicles on County Road 3050 and 3055 North.

1 **5. The requested variance *{WILL / WILL NOT}* be injurious to the neighborhood or otherwise**
2 **detrimental to the public health, safety, or welfare because:**

3
4 Mr. Andersen said the requested variance WILL NOT be injurious to the neighborhood or otherwise
5 detrimental to the public health, safety, or welfare, because the relevant jurisdictions were notified of this
6 case, and comments have been received in favor of the business expansion. He said there are no known
7 plans to expand County Road 3050 or 3055 North in this area. There are other existing non-conforming
8 houses in the neighborhood that are constructed within the corner visibility triangle that do not impede
9 visibility for adjacent road traffic.

10
11 **6. The requested variance *{IS / IS NOT}* the minimum variation that will make possible the**
12 **reasonable use of the land/structure because:**

13
14 Mr. Holderfield said the requested variance IS the minimum variation that will make possible the
15 reasonable use of the land/structure, because the requested variance is the minimum variance required to
16 construct the proposed grain bin on the property and make use of the existing elevator infrastructure.

17
18 **7. NO SPECIAL CONDITIONS ARE HEREBY IMPOSED**

19
20 Ms. Cunningham entertained a motion to accept the Summary of Evidence, Documents of Record, and
21 Findings of Fact for Case 160-V-24, as amended.

22
23 **Mr. Roberts moved, seconded by Mr. Holderfield, to accept the Summary of Evidence, Documents**
24 **of Record, and Findings of Fact for Case 160-V-24. The motion passed by voice vote.**

25
26 Ms. Cunningham entertained a motion to move to the Final Determination for Case 160-V-24.

27
28 **Mr. Roberts moved, seconded by Mr. Flesner, to move to the Final Determination for Case 160-V-**
29 **24. The motion passed by voice vote.**

30
31 Ms. Cunningham referred to the Preliminary Draft, page 13 of 13.

FINAL DETERMINATION FOR CASE 160-V-24

Mr. Flesner moved, seconded by Mr. Andersen, that the Champaign County Zoning Board of Appeals finds that, based upon the application, testimony, and other evidence received in this case, that the requirements for approval in Section 9.1.9.C HAVE been met, and pursuant to the authority granted by Section 9.1.6.B of the Champaign County Zoning Ordinance, the Zoning Board of Appeals of Champaign County determines that:

The Variance requested in Case 160-V-24 is hereby GRANTED to the petitioner, Bradley Ash d.b.a. Galesville Elevator Co., to authorize the following:

Authorize the following variance in the B-1 Rural Trade Center Zoning District:

Part A: A variance for a proposed grain bin on the southeast corner of the 2.44-acre subject property, with a front yard of 0 feet and a setback of 48 feet on CR 3050N, and a front yard of 0 feet and a setback of 20 feet on the north-south segment of CR 3055N, in lieu of the minimum required 25 feet front yard and 55 feet setback, per Section 5.3 of the Zoning Ordinance.

Part B: Authorize a proposed grain bin located within the corner visibility triangle of CR 3055N and CR 3050N, per Section 4.3.3 F.1. of the Champaign County Zoning Ordinance.

Ms. Cunningham requested a roll call vote.

The vote was called as follows:

Andersen – Yes	Cunningham – Yes	Elwell – Absent	Flesner – Yes
Holderfield – Yes	Randol – Absent	Roberts – Yes	

The motion passed.

Ms. Cunningham congratulated the petitioner and said if he has any questions, he knows how to reach staff.

Ms. Cunningham said their next order of business is the Staff Report.

8. Staff Report – None

9. Other Business – None

A. Review of Docket

Ms. Cunningham said there's no room for any of them to be sick, because Mr. Randol can't be here and asked who else – Mr. Roberts.

Mr. Hall said no, Mr. Elwell.

Ms. Cunningham asked if the rest of the Board could be here for the May 27, 2025, ZBA meeting.

Mr. Flesner said as of right now, yes, he believes so.

1 Mr. Holderfield said we won't be here for the March 13, 2025, ZBA meeting, he needs that off in an
2 advance at this point.

3
4 Ms. Cunningham okay and asked if there were any other anticipated absences for March 13, 2025, ZBA
5 meeting.

6
7 Mr. Flesner said no, but for the April 17, 2025, ZBA meeting, he might be out.

8
9 Ms. Cunningham said they might have Mr. Randol back by then.

10
11 Mr. Hall said yes, they will.

12
13 Mr. Flesner said more likely than not he will be gone for the April 17, 2025, meeting, unless it rains.

14
15 Ms. Cunningham asked if there were any other anticipated absences. Seeing none, she asked Mr. Hall if
16 there was anything else that needed added on the docket.

17
18 Mr. Hall said no.

19
20 **10. Adjournment**

21
22 Ms. Cunningham entertained a motion to adjourn.

23
24 **Mr. Roberts moved, seconded by Mr. Flesner, to adjourn the meeting. The motion passed by voice**
25 **vote.**

26
27 The meeting adjourned at 7:12 p.m.

28
29 Respectfully Submitted,

30
31 Secretary of the Zoning Board of Appeals