

**In The Matter Of:**  
*CHRISTIAN COUNTY ZONING*

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*ZONING BOARD OF APPEALS HEARING*  
*June 27, 2024*

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**IN THE MATTER OF:  
CHRISTIAN COUNTY ZONING**

**ZONING BOARD OF APPEALS HEARING  
JUNE 27, 2024**

**Court Reporter: Rhonda Rhodes Bentley, CSR  
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800-747-6789**

**ZONING BOARD OF APPEALS HEARING**

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CHRISTIAN COUNTY  
ZONING BOARD OF APPEALS  
JUNE 27, 2024  
1:00 P.M.

ZONING BOARD:

- Ms. Adrian Adcock, Chairman
- Mr. Craig Berner
- Mr. David Copenbarger
- Mr. Len Corzine
- Mr. Joe Dorr
- Mr. Glen Goodrich
- Ms. Janet DeClerck (Alternate)
- Ms. Nichole Lanham (Alternate)

PRESENT:

- Ms. Mary Barry, Assistant State's Attorney
- Mr. Roger Durbin
- Ms. April Durbin
- Mr. David DeJaynes
- Ms. Theresa E. DeJaynes
- Ms. Sharon Harris
- Ms. Katelyn Bethard

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1:00 p.m.

### PROCEEDINGS

CHAIRMAN ADCOCK: I'd like to call the meeting to order. Want to do a roll call?

MR. TARR: We'll do a roll call.  
Adrian Adcock.

CHAIRMAN ADCOCK: Here.

MR. TARR: Craig Berner.

MR. BERNER: Here.

MR. TARR: David Copenbarger.

MR. COPENBARGER: Here.

MR. TARR: Len Corzine.

MR. CORZINE: Here.

MR. TARR: Joe Dorr.

MR. DORR: Here.

MR. TARR: Glen Goodrich.

MR. GOODRICH: Here.

MR. TARR: Joann Howard.

(No response.)

MR. TARR: Janet DeClerck.

MS. DeCLERCK: Here.

MR. TARR: Nichole Lanham.

MS. LANHAM: Here.

MR. TARR: And that's it.

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1           CHAIRMAN ADCOCK: Okay. The first  
2 item on the agenda is to approve the -- accept  
3 the minutes from the April 30, 2024, meeting that  
4 was held at 6 p.m.

5           Do we have a motion?

6           MR. DORR: I'll make the motion to  
7 approve the minutes from the April 30 meeting.

8           MR. GOODRICH: Second that motion.

9           CHAIRMAN ADCOCK: Okay. Any  
10 discussion?

11           Were there any changes you guys  
12 found?

13           (No response.)

14           CHAIRMAN ADCOCK: Okay. I did find a  
15 couple. On page 57 on line 15 it says mind  
16 subsidence and it should be mine, m-i-n-e,  
17 subsidence.

18           On page 81 line 14, it was they're  
19 not trying to pass a band, and that was supposed  
20 to be a ban, b-a-n.

21           Page 85, line 6, I have a question.  
22 Was that supposed to be an interconnection  
23 module, or was that interfacing module?

24           MR. DORR: What line?

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1 CHAIRMAN ADCOCK: Line 6.

2 MR. CORZINE: I think it's  
3 interconnection.

4 CHAIRMAN ADCOCK: That's what I  
5 thought. So that needs to be changed to  
6 interconnection.

7 And then the same on page 88 line 16  
8 it says interfacing there as well, and I think  
9 that should be interconnection.

10 And then that was all I had.

11 MR. CORZINE: Do we need to move as  
12 amended?

13 CHAIRMAN ADCOCK: Mary said we need  
14 to make a new motion.

15 MS. BARRY: Make a new motion.

16 CHAIRMAN ADCOCK: Okay. Does  
17 somebody have another motion on the floor?

18 MR. DORR: I'll make the motion to  
19 approve the minutes with those changes.

20 CHAIRMAN ADCOCK: Thank you. Do we  
21 have a second?

22 MR. GOODRICH: Glen Goodrich. I'll  
23 second.

24 CHAIRMAN ADCOCK: Thank you. All

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1 those in favor.

2 ZBA BOARD MEMBERS: Aye.

3 CHAIRMAN ADCOCK: All those opposed.

4 (No response.)

5 CHAIRMAN ADCOCK: Motion carried.

6 All right. Next item is there's a  
7 Special Use Application from Mark Harris. Is the  
8 application complete?

9 MR. TARR: Yes.

10 CHAIRMAN ADCOCK: The parcel number  
11 of the property that is affected by this  
12 application is 13-22-07-204-001-04. There is not  
13 a current address for this property, but it's  
14 located on West Second Street. Mark Harris would  
15 like to purchase the property and construct a Day  
16 Care Center.

17 Is there a representative for this  
18 application?

19 MS. HARRIS: Yes. Yes.

20 CHAIRMAN ADCOCK: Would you like to  
21 come up and be sworn in and explain to the Board  
22 please.

23 MS. HARRIS: Sure.

24 CHAIRMAN ADCOCK: All right. Please

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1 come forward.

2 (Oath given.)

3 SHARON HARRIS,

4 having first been duly sworn, states as follows:

5 CHAIRMAN ADCOCK: Okay.

6 MS. HARRIS: So we're hoping --

7 COURT REPORTER: Wait. First I need  
8 a name, please.

9 MS. HARRIS: My name is Sharon  
10 Harris, spouse of Mark, and this is a parcel in  
11 Morrisonville, and we are hoping to purchase it  
12 from Mr. Goebel in order to open a day care -- to  
13 build a day care, but currently it's zoned  
14 residential. We were told we needed a variance  
15 in order to build said day care. So that's what  
16 we're seeking at this time before we purchase the  
17 property. You know, we don't want to purchase it  
18 and then we can't build what we're hoping to  
19 build. So that's what we're hoping.

20 Currently Morrisonville does not have  
21 a day care center, and we feel that they're in  
22 need of one basically.

23 CHAIRMAN ADCOCK: Any questions from  
24 the Board?



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1 MS. HARRIS: And we have spoken to  
2 the two neighbors Ed Voorhees and -- it's a new  
3 resident, and I can't remember his name off the  
4 top of my head, but we've spoke to both of them  
5 and they were fine with us constructing a day  
6 care center.

7 MR. TARR: Just something I would  
8 like to share with the Board before you guys  
9 discuss. Initially when Mr. Harris and I spoke,  
10 I thought he would need to apply for a variance.  
11 After reviewing our code, day cares are allowed  
12 with a special use agreement or -- excuse me -- a  
13 special use permit in Residential-1 zoned areas.  
14 So just a point of clarification.

15 So we changed his paperwork to  
16 accommodate that because he did not need a  
17 variance. Just a point of information that I  
18 wanted the Board to know.

19 MR. CORZINE: Len Corzine. I have a  
20 couple of questions. I'm involved in restoring a  
21 day care in Assumption with our church in  
22 Taylorville and hope to be open this fall.

23 COURT REPORTER: I'm sorry, you're  
24 going to have to speak up for me.

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1 MR. CORZINE: Okay. I was just  
2 saying that I'm involved in a day care, getting  
3 one put together and getting it going. We're in  
4 the process, and it's a bit of a process as you  
5 probably know.

6 MS. HARRIS: Uh-huh.

7 MR. CORZINE: Is this a new -- will  
8 this be a new construction?

9 MS. HARRIS: New construction, yes.  
10 It's an empty piece of property. It's adjoined  
11 where they are currently building a house. So  
12 they are -- it's like an L-shape, but the part  
13 that we're -- he's separating it. So he bought  
14 all of that L-shaped, but it's about an acre and  
15 he's willing to part with that because they --  
16 they feel that we need a day care in  
17 Morrisonville.

18 And yes, it is quite a process. My  
19 husband and stepdaughter went to -- we met with  
20 DCFS -- or they met with DCFS, and we had tons of  
21 paperwork that we had to go through. So yes,  
22 it's an ordeal.

23 MR. CORZINE: Okay. Well, a day care  
24 is certainly needed --

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1 MS. HARRIS: Yes.

2 MR. CORZINE: -- obviously. So good  
3 for you. If you have time or if you want to, I'm  
4 sure the Kemmerer folks would talk with you.  
5 They're good with working with DCFS. They have a  
6 long history with them, and that's why they're  
7 handling all the technical -- all that part of it  
8 in the one for Assumption.

9 MS. HARRIS: Any particular person I  
10 should contact?

11 MR. CORZINE: Schales Nagle is the  
12 executive director. She would probably be a good  
13 starting point.

14 MS. HARRIS: Okay. Perfect. Thank  
15 you.

16 MR. CORZINE: Okay. Thank you.

17 CHAIRMAN ADCOCK: Okay. Any other  
18 questions from the Board?

19 MS. LANHAM: Just out of curiosity,  
20 like, what is the county responsible versus what  
21 the state is responsible for as far as  
22 regulations and things like the backs or parking  
23 or all those kind of questions, is that --  
24 especially since it's new construction and not an

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1 existing building. Does the state regulate that,  
2 or is that part of our responsibility?

3 MS. HARRIS: I think that's more the  
4 state, but I -- that's just -- my husband may  
5 know more about that.

6 MS. BARRY: You're talking about the  
7 facility itself?

8 MS. HARRIS: Right. Correct. My  
9 husband is designing it, and he's the creator of  
10 all this. Well, Katelyn has the floor plans in  
11 her head that we need. She's -- she's a teacher  
12 currently, and so they're working together, and  
13 he's an engineer-type guy, and he's working all  
14 that out, and I believe that would be state.

15 I know that they're really pushing  
16 for early education, especially for  
17 underprivileged kids, and we feel that that would  
18 be great in Morrisonville. So -- but I believe  
19 that it would be state, but I don't know that  
20 positively.

21 MS. LANHAM: Great. Thank you.

22 MS. HARRIS: Uh-huh.

23 CHAIRMAN ADCOCK: Any other  
24 questions?

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1 MR. CORZINE: Len Corzine. I move we  
2 approve the --

3 CHAIRMAN ADCOCK: We'll need to have  
4 public comment first, but first I just wanted to  
5 make sure are there any other comments from the  
6 Board?

7 MR. DORR: No.

8 CHAIRMAN ADCOCK: All right. Thank  
9 you. You can step down. And then there are two  
10 public comments.

11 MR. TARR: The first looks like it  
12 was on the side Roger Durbin. Would you like to  
13 speak, sir?

14 MR. DURBIN: The day care is a -- my  
15 name is Roger Durbin. I'm a resident on Second  
16 Street. And we do need a day care, but that's  
17 not the place we need it. Our neighborhood's  
18 full of kids. We can't have the traffic. We  
19 have no sidewalks. We have one lane bridge which  
20 needs to be replaced, which the county's working  
21 on that. So there's just all kinds of different  
22 issues that we don't want this in our  
23 neighborhood. There's not anybody that does that  
24 I talked to. So I don't know.

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1           And what's it going to do a couple  
2 years down the road say that this is the -- don't  
3 go through. It fails. What's moving in that  
4 building next? Is it a day care, or is it a  
5 tavern or slot machines or stuff like that.

6           We have a PMRA ball diamond on the  
7 back side of the property. So there's kids going  
8 up and down that street all day long every day on  
9 a one-lane road, you know. You meet a car, you  
10 both got to get over. Are they going to fix new  
11 roads? Are they going to fix new sidewalks? Is  
12 it coming before, after? How's it going to work  
13 is my concern.

14           MS. HARRIS: Can I respond or not?

15           CHAIRMAN ADCOCK: Not right now.  
16 It's public comment.

17           MR. TARR: Next on the sign-in is  
18 April Durbin. Would you like to speak?

19           MS. DURBIN: April Durbin. I have  
20 the same concerns as my husband, but we're also  
21 worried about how this affects the value of our  
22 property. Will it affect -- will it decrease it?  
23 Will it change our taxes?

24           Like he said, the bridge is in

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1 desperate need of repair, and how many more  
2 vehicles are you going to put on the road? We  
3 have no sidewalks. So currently if we take our  
4 dog for a walk, we have to walk in the street.  
5 Now you're asking us to go around more traffic.  
6 What kind of -- you know, like is there going to  
7 be a fencing around the day care? Is it going to  
8 be private, like a privacy fence to help with  
9 noise, and, you know, we've just bought our house  
10 three years ago -- less than three years ago and  
11 we put tens of thousands of dollars of our money  
12 into this house to make our forever home, and we  
13 bought this house due to the neighborhood which  
14 is not commercial, and I don't know why you would  
15 change a piece of property to commercial when we  
16 have commercial zoning in our town now that has  
17 empty buildings. Can one of those be  
18 refurbished? Remodeled? Why this piece of  
19 property? Thank you.

20 MR. TARR: Thank you. David  
21 DeJaynes.

22 MR. DeJAYNES: David DeJaynes. Hi.  
23 My name is David DeJaynes, D-e-J-a-y-n-e-s, and  
24 we just built a new home right next door to where

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1 the day care is supposed to go. Our address is  
2 413 West Second. We purchased that property to  
3 take and build a new home because it was, you  
4 know, zoned as residential, and we were told at  
5 that time that there were multiple new houses  
6 going up in this area which we considered kind of  
7 to be like a little subdivision. You know, there  
8 were several new houses going up, and I know that  
9 for a fact because when we purchased the property  
10 we purchased two -- two lots there, and one of  
11 them we sold to a friend of ours who's planning  
12 to take and build, and then Mr. Goebel's also  
13 building, and we had heard before that there were  
14 supposed to be a house placed right -- well,  
15 where the day care is supposed to be built at  
16 now.

17 So we -- we purchased that because of  
18 the area, you know. It's residential, low, low  
19 traffic, and we built the house specifically to  
20 be wheelchair-accessible because we have a son  
21 that's wheelchair bound. He's a paraplegic, and  
22 so that being said, he has to take and use the  
23 streets. There are no sidewalks on our side of  
24 the street for him to take and use. So he has to



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1 go up and down the road out there, and like, you  
2 know, Roger and April were saying, that's a  
3 one-lane road. So, you know, he has to be very  
4 careful in the chair that -- especially at night,  
5 so -- but we've got part of that's addressed  
6 because of the lights we've got set up for him on  
7 his chair and everything, but -- I made some  
8 notes. Let me -- let me cheat.

9           And, like I said, you know, this  
10 area, you know my brother says, well, it's  
11 located -- it's on the edge of the town, and I  
12 said -- you know, the other reason we purchased  
13 it is because we weren't in the middle of town  
14 surrounded by a bunch of commercial businesses,  
15 and we were out there where, you know, it's  
16 residential and you've got neighbors right next  
17 to you.

18           And then some of the concerns we have  
19 -- and I'm just throwing it out there because  
20 it's a fact. I'm not sure what the law is  
21 regarding the use of medical cannabis, but as we  
22 all in here know, they've made marijuana legal  
23 here in Illinois to smoke. It's recreational  
24 use, right?

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1 MR. DURBIN: Yes. Yes.

2 AUDIENCE MEMBER: Yes.

3 MR. DeJAYNES: So our son does use  
4 medical marijuana. He's got a medical card for  
5 that. Would that affect him in any way being  
6 located right next to a day care on the use of  
7 his medical cannabis? I don't know. I haven't  
8 researched that. But we were there first, not  
9 the day care.

10 So put it on record right now, if a  
11 day care goes in there and then he gets in  
12 trouble having medical cannabis, there will be a  
13 lawsuit against the day care. Just a heads up.  
14 Because he's our -- he's our primary focus. You  
15 know, we have to take care of him because he's  
16 not able to take care of himself.

17 And we chose to go medical marijuana  
18 route instead of the opioid-derived drugs that  
19 they like to take and put him on because of the  
20 addiction.

21 We have lost a future daughter-in-law  
22 because of the opioids -- his fiance actually.  
23 So we did not want him to get involved in the  
24 opioids. That's why we went with medical

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1 cannabis. That's our primary concern.

2 I mean -- I'm not a wealthy man. I  
3 worked my ass off for 41 years with the  
4 government and I retired, but I didn't think they  
5 could do that, to take and go after -- we built a  
6 home for him to have after we were gone. He can  
7 stay there the rest of his life if he wishes  
8 because the house is accessible for him. He can  
9 go anywhere he wants to within that house. He  
10 couldn't do that where we lived before because we  
11 had a trilevel. This house was built  
12 specifically for him.

13 If you have a day care next to our  
14 house, what's that going to do to our property  
15 value? You know, again we purchased that because  
16 of the area it was located in knowing there was  
17 going to be other new houses built there and that  
18 would just increase the value of our home.  
19 That's why we chose this area, and because we  
20 knew that there were other families in the area  
21 that had children.

22 MS. BARRY: I'm sorry. I believe  
23 public comments are limited to three minutes.  
24 Blake, where are we at now?

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1 MR. TARR: Yeah, we were about three  
2 thirty.

3 MR. DeJAYNES: I would respectfully  
4 request the three minutes my wife would get.

5 MR. TARR: Is she signed up next?

6 MR. DeJAYNES: Yes. She's got --  
7 she's got -- she's losing her voice and I'm  
8 losing my back.

9 MR. TARR: Okay.

10 CHAIRMAN ADCOCK: Okay. You can have  
11 her three minutes.

12 MR. DeJAYNES: So that's our main  
13 concern, and then, like I said, what will it do  
14 to our property value, and then the high traffic  
15 too because we have -- you know, we have 14  
16 grandchildren, believe it or not. I know I don't  
17 look that old. We have 14 grandchildren, and we  
18 have big family gatherings, and we don't want to  
19 have the big family gatherings there, you know,  
20 and have the Indy 500 out in front of our yard --  
21 you know, in front of our house. You know, we  
22 don't want -- we don't want a day care at that  
23 location. We agree it would benefit  
24 Morrisonville to have a day care, and if you take

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1 and you look, there's several buildings there in  
2 Morrisonville that are available.

3 So that's -- I think I basically said  
4 everything.

5 CHAIRMAN ADCOCK: All right. Thank  
6 you. Okay. Based on those comments, do we have  
7 any follow-up questions for Ms. Harris at this  
8 hearing, or --

9 MR. COPENBARGER: Dave Copenbarger,  
10 zoning board. Where are you building at? Right  
11 next to 413? You said you didn't know the  
12 address, but what is the location?

13 MS. HARRIS: It's in-between his  
14 house and where he's --

15 MR. COPENBARGER: West of his house?

16 MS. HARRIS: Yes.

17 MR. DeJAYNES: Yes, sir.

18 MS. HARRIS: We stopped by to speak  
19 to Mr. DeJaynes. I couldn't remember his name.  
20 And he was fine with it at the time, which that  
21 -- he changed his mind. That's fine, but we were  
22 trying to be courteous and talk to the neighbors  
23 before we even pursued this so.

24 MR. COPENBARGER: So is it Goebel's?

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1 Is that his building? Goebel --

2 MS. HARRIS: Goebel.

3 MR. COPENBARGER: Is the entrance off  
4 of Monroe Street?

5 MS. HARRIS: Yes, Monroe Street is  
6 the one that goes --

7 MR. COPENBARGER: That's north and  
8 south.

9 MS. HARRIS: Right.

10 MR. COPENBARGER: So then this lot  
11 goes east all the way over to 413 and then goes  
12 to Second Street, like that's the L?

13 MS. DURBIN: Yes.

14 MS. HARRIS: I think it's Second  
15 Street. I'm not sure.

16 MR. COPENBARGER: Well, Second Street  
17 is where the bridge is.

18 MS. HARRIS: Is it behind your  
19 property?

20 MR. COPENBARGER: So where are you  
21 going to put the day care, more in the back,  
22 right next to the house, or what's the plan?

23 MS. HARRIS: Well, we were planning  
24 on putting this -- of course, we'll have a circle

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1 drive. That was planned. We'll put the day care  
2 more toward the front and put the play area in  
3 the back with fencing. We would be required to  
4 have fencing. And unless -- yeah, I mean because  
5 parents need to be -- need to be able to access  
6 the building through the front. So --

7 MS. LANHAM: I have one question.  
8 When it's fully operational, how many children  
9 are you planning on serving? Is it going to be,  
10 you know, ten kids capacity or 50 kids? How big  
11 of a facility is it potentially going to be?

12 MS. HARRIS: You have to -- whenever  
13 you're seeking approval -- 40 -- 40.

14 MS. LANHAM: So potentially, you  
15 know, I'm sure that some of the families will  
16 have more than one child in there. Potentially  
17 maybe three extra car traffic a day?

18 MS. HARRIS: Maybe. Yes.

19 MR. DURBIN: Plus employees.

20 MS. HARRIS: You know, too, we felt  
21 that it was a great location because it's close  
22 to PMRA. It's so close to PMRA --

23 MS. DURBIN: Right, and it's also  
24 right across from our house.

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1 MR. DURBIN: With one-lane bridge.

2 MS. HARRIS: Right. But --

3 MR. DURBIN: That's supposed --

4 MS. HARRIS: -- the other lane going  
5 to the PMRA was -- in our mind that would be the  
6 source of the traffic --

7 MR. DURBIN: In your mind --

8 CHAIRMAN ADCOCK: Please.

9 Respectfully, this isn't a conversation between  
10 residents, and so you need to be addressing the  
11 Board and answering the Board's questions. So --

12 MR. COPENBARGER: I'm clear now.

13 CHAIRMAN ADCOCK: You're clear?

14 MR. COPENBARGER: Yes.

15 CHAIRMAN ADCOCK: Okay. Is there  
16 another person from the Board that would like to  
17 ask any additional follow-up questions?

18 MR. DORR: What would the proposed  
19 operational hours be?

20 MS. HARRIS: Hours of that, we would  
21 be open 7 to 5 -- 7 to 5 Monday through Friday.  
22 No weekends. No evenings. When parents are at  
23 work.

24 CHAIRMAN ADCOCK: There was in public



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1 comment a mention of that there were buildings  
2 downtown. Did you guys review any of those as  
3 possibilities?

4 MS. HARRIS: We tried. I don't know  
5 that -- I asked if there is any for sale  
6 currently, and we looked. We did look. This was  
7 just a known to us, and we were pursuing it  
8 because we couldn't find anything. So --

9 CHAIRMAN ADCOCK: And Mr. Corzine  
10 mentioned they were using a Methodist Church in  
11 Assumption. Have you explored any church  
12 collaborations potentially?

13 MS. HARRIS: No, we would prefer to  
14 own the building and day care.

15 CHAIRMAN ADCOCK: All right. Are  
16 there any additional questions from the Board?

17 MR. CORZINE: Len Corzine. I put in  
18 the parcel number. Maybe I have the wrong spot,  
19 but am I right, is this your --

20 MR. DURBIN: How is that picture?  
21 That's okay. This is --

22 COURT REPORTER: I can't hear you.

23 MR. DURBIN: I'm just trying to  
24 explain to him and he can explain, but I think --

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1 MR. CORZINE: Okay. Is it Second  
2 Street that is the problem?

3 MR. DURBIN: Yes. They're wanting to  
4 put the day care right there.

5 MR. CORZINE: Okay.

6 MR. DURBIN: Right here is Dave's  
7 house, and over here. It's not in this picture.  
8 It's a brand new house. It's not there yet.

9 MR. CORZINE: Okay.

10 MR. DURBIN: Another guy's putting a  
11 house there, a young couple. Over here there's  
12 another house going up.

13 MR. CORZINE: I suppose the street --  
14 Second Street is the responsibility of  
15 Morrisonville -- of the city?

16 MR. DURBIN: I'm under the impression  
17 they're waiting on the county for the bridge.  
18 County's got to do bridges.

19 MR. CORZINE: Is that right?

20 MR. TARR: You'd have to ask Cliff --  
21 have to defer to Cliff on that. Not for sure,  
22 Len.

23 MR. DORR: The county has to approve  
24 it.

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1           MR. COPENBARGER: They're -- probably  
2 state and county funding.

3           MR. DORR: The county has to write  
4 off a bridge plan. I'm sure the city would be  
5 the one hiring the contractor but the county  
6 would have to provide approval.

7           CHAIRMAN ADCOCK: Okay. I have a  
8 question for the state's attorney. Given the  
9 road condition, which I feel like I have no  
10 expertise on, is something that do we need to get  
11 Cliff Frye's assessment on before we proceed?

12           MS. BARRY: I think that would  
13 probably be advisable understanding where  
14 everything is going.

15           CHAIRMAN ADCOCK: I think it's  
16 prudent given that it is one lane or if the  
17 county highway can confirm that it is  
18 satisfactory with or timelines of bridges and  
19 that? Mr. Copenbarger.

20           MR. COPENBARGER: Dave Copenbarger.  
21 I think we also need a site plan showing where  
22 the lot is, where the other houses are, where the  
23 driveway's going to be because there's a big  
24 difference in the -- I'm just looking at Google

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1 Maps. I don't know how far back that goes. I  
2 think I'd like to see some sort of a sketch of  
3 the plan because we really don't know -- I don't  
4 know if they know either exactly what they're --  
5 what they're planning to do driveways, parking,  
6 the building, and all that stuff. I think that's  
7 needed.

8 MR. DORR: And I think we also need  
9 to hear from the Village of Morrisonville,  
10 whoever is in charge of their streets. I mean,  
11 like I said, the county the only thing -- because  
12 that's a city street so the county don't even  
13 have to sign off on that bridge. The actual  
14 street needs to come from the village -- the  
15 street information.

16 CHAIRMAN ADCOCK: Okay. Okay. So  
17 yes.

18 MR. CORZINE: Have you had any  
19 discussions with the City of Morrisonville?

20 MS. HARRIS: Yes. We've talked with  
21 the mayor, Larry Tolliver, and he said we needed  
22 to get it approved. That was it. He didn't have  
23 any issues or anything, but we didn't talk about  
24 sidewalks or roads or anything like that so. He

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1 basically referred us to come here.

2 MR. CORZINE: Last question. What  
3 age? Are you targeting certain ages?

4 MS. HARRIS: Baby through --

5 MS. BETHARD: Through school age.

6 MR. CORZINE: Pre-school?

7 MS. BETHARD: School age like 12.

8 MR. CORZINE: Through 12?

9 MS. HARRIS: 12, yeah. She has a  
10 really good preschool program that she has in  
11 mind that I -- it would be great for the  
12 community.

13 MR. CORZINE: Okay.

14 CHAIRMAN ADCOCK: Sorry, I have a  
15 point of clarification. So baby/preschool but  
16 then up to age 12.

17 MS. HARRIS: Up to 12.

18 CHAIRMAN ADCOCK: So then it's  
19 actually going to be through junior high?

20 MS. HARRIS: Well, like during the  
21 summer -- summer months, you know, the kids --  
22 when the kids are not in school and the parents  
23 still need someone to watch them, they still need  
24 day care. So yeah, but while they're in school,

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1 they're not going to be with us, you know. After  
2 school care, but mostly what it would be is  
3 preschool. I mean that's who's going to be there  
4 the majority of the time, higher percentage. The  
5 older kids, you know, they're in school, so  
6 they'll come in after school until 5.

7 MR. DORR: I think you already  
8 addressed this, but I was trying to find it on  
9 the map. Did you say how many kids you thought  
10 were going to be there total?

11 MS. HARRIS: You have to --

12 MR. DORR: Maximum.

13 MS. HARRIS: You have to get licensed  
14 -- up to 40, right?

15 MS. BETHARD: Yeah. 40.

16 MS. HARRIS: Now, I don't know -- I  
17 don't know if we would have that many, but  
18 whenever you're signed or, you know, to open a  
19 day care, you kind of -- you have to have it.  
20 Yes. You may know that.

21 MS. BETHARD: Like they give you a  
22 license based on your -- like how many are you  
23 licensed for. Even if the -- if your license  
24 would say capacity 40 but you don't have to have

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1 40.

2 MS. HARRIS: It's more of the  
3 capacity.

4 CHAIRMAN ADCOCK: All right. Any  
5 additional questions from the Board?

6 MS. HARRIS: Just one more comment.  
7 I do feel confident we would start with 12 to 15,  
8 if that helps.

9 MR. DeJAYNES: May I ask the Board a  
10 question?

11 CHAIRMAN ADCOCK: Sorry. That's  
12 public comment where you are allowed to comment.

13 MR. DeJAYNES: Well, why is she  
14 allowed to --

15 CHAIRMAN ADCOCK: This is her  
16 application. You had public comment to speak.

17 At this point, I think do we want to  
18 make a motion that this needs to continue for 30  
19 days with the applicant needing to provide a site  
20 plan, with driveway, building, parking lots,  
21 etc., and then Blake to contact the mayor of  
22 Morrisonville for their response as well as  
23 Mr. Frye with bridge concerns?

24 MR. DORR: I agree. I'll make the

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1 motion --

2 CHAIRMAN ADCOCK: Thank you.

3 MR. DORR: -- what you stated here.

4 MR. COPENBARGER: Dave Copenbarger,  
5 I'll second the motion.

6 CHAIRMAN ADCOCK: Roll call, please.

7 MR. TARR: Craig Berner.

8 MR. BERNER: Yes.

9 MR. TARR: Dave Copenbarger.

10 MR. COPENBARGER: Yes.

11 MR. TARR: Len Corzine.

12 MR. CORZINE: Yes.

13 MR. TARR: Joe Dorr.

14 MR. DORR: Yes.

15 MR. TARR: Glen Goodrich.

16 MR. GOODRICH: Yes.

17 MR. TARR: And Nichole Lanham.

18 MS. LANHAM: Yes.

19 MR. TARR: Motion carries.

20 CHAIRMAN ADCOCK: Okay. So Blake  
21 will then set up for next month's meeting, which  
22 is usually around the fourth week -- or the  
23 fourth week.

24 MS. HARRIS: Okay. How would you



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1 like for me to deliver the plan?

2 CHAIRMAN ADCOCK: Work with Blake  
3 please.

4 MR. TARR: Yeah, just contact the  
5 zoning office and I'll be happy to work with you  
6 on that.

7 MS. HARRIS: So I will do that.

8 MR. TARR: Okay. Perfect.

9 CHAIRMAN ADCOCK: Okay. Okay. We're  
10 going to need to move on to the next item of  
11 business.

12 MR. DORR: You guys can leave.

13 CHAIRMAN ADCOCK: Thank you.

14 MS. HARRIS: Thank you guys.

15 MR. DeJAYNES: Is there a way we can  
16 take and go to find out if there are any written  
17 email, comments regarding this came in? That was  
18 all I was going to ask.

19 CHAIRMAN ADCOCK: It's a FOIA request  
20 at the county clerk.

21 MR. DeJAYNES: Freedom of Information  
22 Act?

23 CHAIRMAN ADCOCK: Yes. Thank you.

24 MR. DeJAYNES: Thank you.

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1           CHAIRMAN ADCOCK: All right. And  
2 actually we are in violation of the Open Meetings  
3 Act. We need to leave the door open.

4           MS. DeCLERCK: I closed it. Sorry.

5           CHAIRMAN ADCOCK: Thank you.

6           All right. We have a Zoning Text  
7 Amendment from the Christian County Board. It's  
8 Articles XI, Section 1-11-5 Meetings, Quorum of  
9 the Christian County Zoning Code.

10          MR. DORR: Hang on. What's wrong  
11 with that?

12          CHAIRMAN ADCOCK: Do we need to call  
13 security?

14          MS. BARRY: I don't think so, but --

15          MR. COPENBARGER: This --

16          MR. TARR: It should be in there.  
17 It's a long one today.

18          CHAIRMAN ADCOCK: Okay. So what was  
19 sent out in the package initially is what we're  
20 going to review, page 104. And so what happens  
21 with this Meetings, Quorum was there was  
22 discussion about if you were to attend in person  
23 or audio video, and then pursuant to the Open  
24 Meetings Act, and its specifications of why you

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1 could do audio video. So it really is basically  
2 in case of an emergency, personal illness,  
3 disability, or unexpected child care obligations,  
4 that the state's attorney found and pursuant to  
5 Section XI of the Open Meetings Act.

6 As we had discussed prior now that we  
7 have alternates, we shouldn't have, you know, the  
8 issues that we've had in the past having seven  
9 voters, but this was just one more thing that we  
10 put in just in case. So in the event that, you  
11 know, we are in a bind that person would be able  
12 to call in and participate, but you would not be  
13 able to vote, but you could fully ask questions,  
14 etc. So that's what the point of this addition  
15 was.

16 Are there any questions from the  
17 Board?

18 MR. DORR: No, that's basically  
19 during COVID what they allowed.

20 CHAIRMAN ADCOCK: Correct.

21 MR. TARR: Uh-huh.

22 CHAIRMAN ADCOCK: Yeah, correct.

23 MR. CORZINE: This may be the issue  
24 where we had -- since we only had four people at

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1 the one meeting, so four people through that  
2 whole process, that's the issue that's only one  
3 when they vote.

4 So if I'm, like I was before, on  
5 audio or Facebook or whatever, that when I came  
6 back the next session on that issue I would be  
7 able to vote?

8 CHAIRMAN ADCOCK: That is correct.

9 MR. CORZINE: Is that right?

10 CHAIRMAN ADCOCK: Yes.

11 MR. CORZINE: Okay. Thanks.

12 CHAIRMAN ADCOCK: Uh-huh.

13 MR. COPENBARGER: So I agree with  
14 that, but how do we -- how do we -- say I'm going  
15 to be gone, how do we interact?

16 CHAIRMAN ADCOCK: Yeah. Well, I  
17 think that -- there's some part of it there  
18 definitely needs to be a little more forward and  
19 we need to state is everybody available for this  
20 date.

21 MR. COPENBARGER: Okay.

22 CHAIRMAN ADCOCK: If most of us are  
23 on vacation the same week, we shouldn't meet that  
24 week, we should wait a week and do it when

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1 everyone is available. Especially when  
2 considering these projects that are multiple-  
3 night hearings, it's very important that we have  
4 a full board.

5 MR. COPENBARGER: Well, that could be  
6 the problem though. Say it's six months of --  
7 and there's probably a situation where any of us  
8 that month can't. We need to know how to call  
9 in. That's what I'm getting at.

10 CHAIRMAN ADCOCK: Oh, sorry about  
11 that.

12 MR. COPENBARGER: That's my question.

13 MS. BARRY: It's -- you would be  
14 calling Blake to let him know, oh, I can't be  
15 here and why.

16 MR. DORR: During the meeting.  
17 During COVID we had a number to call in.

18 MS. BARRY: Yes.

19 MR. DORR: Call-in number.

20 MR. COPENBARGER: That's all I wanted  
21 to know who to call.

22 MR. TARR: Right. We could probably  
23 -- I think I can get the conference call-in  
24 number, Joe. I could get that number.

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1 MS. BARRY: There is a number that  
2 you can call in -- people -- multiple people call  
3 in same --

4 MR. CORZINE: That number won't give  
5 you visual on that, would it?

6 MR. DORR: No but audio.

7 MR. CORZINE: It might be all right,  
8 but I had visual on when I was on before.

9 MS. DeCLERCK: We can Zoom.

10 MR. CORZINE: Zoom or Facebook.

11 MS. BARRY: Mechanically they can  
12 probably set that up.

13 MR. CORZINE: I don't know if that's  
14 important or not.

15 MR. DORR: I would think you only  
16 need audio.

17 MR. TARR: I don't think we're set up  
18 for any cameras to be able to do something like  
19 that.

20 MR. DORR: Some of us don't have  
21 Facebook or Zoom, even the internet perhaps.

22 MR. TARR: Okay.

23 MR. COPENBARGER: Thank you.

24 CHAIRMAN ADCOCK: Any other

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1 questions?

2 Okay. Is there a motion to approve  
3 this language?

4 MR. DORR: I'll make the motion to  
5 approve the language.

6 CHAIRMAN ADCOCK: Is there a second?

7 MR. CORZINE: I'll second.

8 CHAIRMAN ADCOCK: Please roll call.

9 MR. TARR: Okay. Nichole Lanham.

10 MS. LANHAM: Yes.

11 MR. TARR: Glen Goodrich.

12 MR. GOODRICH: Yes.

13 MR. TARR: Joe Dorr.

14 MR. DORR: Yes.

15 MR. TARR: Len Corzine.

16 MR. CORZINE: Yes.

17 MR. TARR: Dave Copenbarger.

18 MR. COPENBARGER: Yes.

19 MR. TARR: Craig Berner.

20 MR. BERNER: Yes.

21 MR. TARR: And Adrian Adcock.

22 CHAIRMAN ADCOCK: Yes.

23 MR. TARR: Motion approved.

24 CHAIRMAN ADCOCK: All right. Now,

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1 the next thing changes to the Articles of Rules  
2 and Procedures for the Christian County Board of  
3 Appeals, to Article I, Section 1.3 ZBA Office,  
4 and Article IV, Section 7.18 Absent Members Vote.

5 Okay. So this is in the new packet  
6 as well as the old packet. What State's Attorney  
7 Mary Barry had to send requesting it that we  
8 needed to formally track the changes of when  
9 these occurred, and so in discussion with Ms.  
10 Barry we have -- she had agreed that she was okay  
11 if Blake's office maintained a log with all of  
12 the dates and all of the resolutions together so  
13 we didn't necessarily put the date in the actual  
14 ordinance. So that's the only difference between  
15 the copy that Blake gave me for this particular  
16 item and the original that was sent out to you.  
17 It's just it would be amended as of July 15.

18 So on the -- the address change, the  
19 office is now in the courthouse. It'd been on  
20 Market Street on page 2, and then on page 9 on  
21 the section 7.18, we're removing the thing about  
22 the absent members vote and then adding the same  
23 language that we just approved within the  
24 ordinance in the procedures.



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1           And so we're saying that you can be  
2 in person. We have to have a physical quorum.  
3 So there has to be four people here. Then if you  
4 meet these particular instances, a member can  
5 call in the line that we will find the phone  
6 number for and participate but you would not be  
7 able to vote.

8           MR. TARR: Both of these are not in  
9 the ordinance but the rules of procedure?

10          CHAIRMAN ADCOCK: Correct. This is  
11 the rules and procedures. There was an  
12 inconsistency that they hadn't been maintained.

13          MR. TARR: A little bit of cleanup.

14          CHAIRMAN ADCOCK: Is that clear? All  
15 right.

16          Is there a motion to approve?

17          MR. CORZINE: Len Corzine. So move  
18 to approve.

19          CHAIRMAN ADCOCK: Is there a second?

20          MR. COPENBARGER: Dave Copenbarger.  
21 I'll second it.

22          CHAIRMAN: Roll call vote.

23          MR. TARR: Craig Berner.

24          MR. BERNER: Yes.

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1 MR. TARR: Adrian Adcock.

2 CHAIRMAN ADCOCK: Yes.

3 MR. TARR: Dave Copenbarger.

4 MR. COPENBARGER: Yes.

5 MR. TARR: Len Corzine.

6 MR. CORZINE: Yes.

7 MR. TARR: Glen Goodrich.

8 MR. GOODRICH: Yes.

9 MR. TARR: Joe Dorr.

10 MR. DORR: Yes.

11 MR. TARR: Nichole Lanham.

12 MS. LANHAM: Yes.

13 MR. TARR: Motion's approved.

14 CHAIRMAN ADCOCK: Thank you. Fourth  
15 item, we have another text amendment. You may  
16 see under Definitions number 10 under Standards,  
17 the section titled Screening and Fencing,  
18 paragraph (c) and section titled Equipment,  
19 paragraph (c), under Special Use Permit procedure  
20 and section titled Hearing.

21 Okay. So this is where we should be  
22 just able to go to the packet that he handed out  
23 today. So not the back and forth.

24 As mentioned with the date we're

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1 going to make a log so we will remove this last  
2 revised by December 15, 2020.

3 MR. TARR: Everybody see that on page  
4 146? Just has a date there at the top --

5 MR. COPENBARGER: Yep.

6 MR. TARR: -- removed, so we're not  
7 confusing folks reading through the ordinance.

8 CHAIRMAN ADCOCK: On the fence there  
9 with clarity, that it be 8 feet tall, that it be  
10 a chain link fence. The specification for that  
11 there have been a tremendous amount of complaints  
12 about the Skyline project right now, and so  
13 that's what that's directing.

14 MR. DORR: The fence --

15 CHAIRMAN ADCOCK: The next page, the  
16 Screening and Fencing, there is what was  
17 presented with mature -- State's Attorney Ms.  
18 Barry's wanting us to put a sufficiently mature.  
19 What the concern here is that, you know, would  
20 this living buffer, it needs not be a 1 foot tall  
21 tree. It should be mature enough that it's  
22 covering the fence at the time of installation.

23 So we will be adding to the end of  
24 that sentence and at the time of the project

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1 installation. Is that a clear enough section for  
2 everyone?

3 MR. CORZINE: Question. Mature is  
4 being added?

5 CHAIRMAN ADCOCK: Sufficiently  
6 mature.

7 MR. CORZINE: Sufficiently mature.

8 MS. BARRY: Right. So --  
9 sufficiently mature so at the time of  
10 installation it's going to meet the minimum  
11 height.

12 MR. CORZINE: It's going to be  
13 the what?

14 MS. BARRY: The minimum height that  
15 would be the height of the fence.

16 MR. CORZINE: The height of the fence  
17 before they start construction?

18 CHAIRMAN ADCOCK: Correct.

19 MS. BARRY: Otherwise they may have 1  
20 foot --

21 MR. CORZINE: They're not doing that  
22 now?

23 CHAIRMAN ADCOCK: That's correct.

24 MR. COPENBARGER: I have a question.

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1 Why don't we just say 8 foot tall? Why do we get  
2 into this sufficiently mature and all that stuff?  
3 Isn't that clear? 8 foot?

4 MR. TARR: A minimum of 8 foot.

5 MS. BARRY: Well, the question I have  
6 on that is the fence has to be 8 foot tall.

7 CHAIRMAN ADCOCK: Correct.

8 MS. BARRY: Anything extended inside  
9 above the fence that we want --

10 CHAIRMAN ADCOCK: Yes.

11 MS. BARRY: -- not just the fence  
12 height, but the solar panels when they go up and  
13 down.

14 CHAIRMAN ADCOCK: Correct. So the  
15 solar panels are 20 feet tall. So there needs to  
16 be additional height.

17 MR. COPENBARGER: Okay.

18 CHAIRMAN ADCOCK: So it's just that  
19 initially when you're doing installation, people  
20 shouldn't see the fence, and then -- I don't  
21 believe we have a max height of what the new  
22 buffer should be.

23 MR. COPENBARGER: So I guess when I  
24 read this, shall be enclosed with a sufficiently

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1 mature living buffer of evergreen trees, blah,  
2 blah, blah, that will meet. So I don't get --  
3 understand the mature wording. Is that the  
4 future maturity will be --

5 MS. BARRY: No, we want it to be --  
6 say you ordered a 30-foot tree but it's only 10  
7 foot, we want it to be sufficiently mature so at  
8 the time of installation it covers the height  
9 requirements here. It can get bigger. We don't  
10 care, you know, but --

11 MS. DeCLERCK: Just so they don't  
12 plant little skinny trees and say, well, this  
13 will be 8 feet tall in five years, six years.

14 MS. BARRY: This change was made to  
15 address a concern of one of the Board members in  
16 May. That's what the concern was, that we make  
17 it very clear so that has to be that height.

18 MR. COPENBARGER: I understand. I  
19 see confusion in the height but initially --

20 MR. DORR: Well, I mean later it says  
21 meet or exceeds the height of the solar panel and  
22 all facilities equipment including fencing. So  
23 why couldn't it just be with a minimum of 8 foot  
24 upon planting or something?

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1 MS. BARRY: We can do that, but that  
2 has to go back to committee.

3 CHAIRMAN ADCOCK: So I guess what I  
4 would recommend is that we should approve it as  
5 this with the recommendation that they clarify  
6 and put a minimum of 8 -- that we approve it with  
7 the sufficiently mature and recommend to the  
8 Board that they put a minimum of 8 foot.

9 MR. COPENBARGER: Upon the planting  
10 or installation?

11 CHAIRMAN ADCOCK: Correct. Yeah.

12 MR. CORZINE: So it begs the other  
13 question. Is the distance or -- I mean okay,  
14 it's supposed to block the view, right?

15 CHAIRMAN ADCOCK: Uh-huh.

16 MR. TARR: Uh-huh.

17 MR. CORZINE: Okay. We're addressing  
18 the height. We're not saying the view has to be  
19 blocked too?

20 CHAIRMAN ADCOCK: Well, I think  
21 that's when they present the application to us,  
22 right, there will be an expectation that they  
23 have sufficient vegetative plants that they may  
24 present to us makes perfect sense and we would

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1 address all of those questions. Instead of say  
2 they bring in a small 1-gallon pot to plant that  
3 in 15, 20 years would get sufficiently mature.

4 MS. DeCLERCK: Janet DeClerck. What  
5 my question is if we put sufficiently mature,  
6 what if they plant dwarf trees and they are -- if  
7 we don't put a height, then they're like these  
8 are mature, that's all they're going to get.

9 MS. BARRY: Will meet or exceed the  
10 height of the solar panels.

11 MS. DeCLERCK: Okay. So that will  
12 cover --

13 MS. BARRY: Yes, all good to go.

14 MR. DOOR: This is just for the  
15 initial planting of vegetation?

16 MS. BARRY: Right.

17 MR. TARR: Just want clarity. Just  
18 to be candid, there was some of the same  
19 discussion at the Board meeting where it was  
20 referred here. There was some folks would have  
21 liked some clarity. I think that will help  
22 address some of their concerns.

23 MR. COPENBARGER: Okay.

24 MR. DORR: So you're saying approve



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1 it the way it is changed with --

2 CHAIRMAN ADCOCK: Recommendations.

3 MR. DORR: -- our recommendations to  
4 change it?

5 CHAIRMAN ADCOCK: Yes.

6 MR. DORR: Okay. I agree.

7 CHAIRMAN ADCOCK: And then we noted  
8 that the bullet point, see end of equipment, it  
9 mentions battery storage and we have a completely  
10 separate appendix for that. It just needed  
11 dropped.

12 MR. DORR: Okay.

13 MR. CORZINE: So, Adrian, that means  
14 in this ordinance -- part of the ordinance there  
15 will be no reference to batteries.

16 CHAIRMAN ADCOCK: Correct. They have  
17 to go to appendix C to do batteries.

18 The last item on this is that the  
19 hearing -- time of hearing was supposed to be 45  
20 days and not to exceed that.

21 Okay. Are there any questions?

22 All right. Is there a motion to  
23 approve as is with recommendation to amend the  
24 wording to minimum of 8 feet?

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1 MR. DORR: I'll make that motion.

2 CHAIRMAN ADCOCK: Mr. Dorr.

3 Is there a second?

4 MR. GOODRICH: Glen Goodrich. I'll  
5 make the second.

6 CHAIRMAN ADCOCK: Thank you. Roll  
7 call vote, please.

8 MR. TARR: Joe Dorr.

9 MR. DORR: Yes.

10 MR. TARR: Glen Goodrich.

11 MR. GOODRICH: Yes.

12 MR. TARR: Nichole Lanham.

13 MS. LANHAM: Yes.

14 MR. TARR: Len Corzine.

15 MR. CORZINE: Yes.

16 MR. TARR: Dave Copenbarger.

17 MR. COPENBARGER: Yes.

18 MR. TARR: Craig Berner.

19 MR. BERGER: Yes.

20 MR. TARR: Adrian Adcock.

21 CHAIRMAN ADCOCK: Yes.

22 MR. TARR: Motion carries.

23 CHAIRMAN ADCOCK: All right. The  
24 last item on the agenda is with the original

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1 packet was the Flood Damage Prevention Ordinance.  
2 So actually this ordinance was passed in 2011 by  
3 the county board, and I believe it's a  
4 requirement of FEMA, and it's been maintained  
5 separately on the website, and the proposal is to  
6 just adopt it as an appendix into our ordinance  
7 so all the items are in the same spot.

8 MR. DORR: That's smart.

9 Once again I'll make the motion.

10 CHAIRMAN ADCOCK: Mr. Dorr.

11 Is there a second?

12 MR. GOODRICH: Glen Goodrich. I'll  
13 second.

14 CHAIRMAN ADCOCK: Foreshadowing.

15 MR. DORR: Talked him into it.

16 CHAIRMAN ADCOCK: Yes. All right.

17 Roll call vote, please.

18 MR. TARR: Adrian Adcock.

19 CHAIRMAN ADCOCK: Yes.

20 MR. TARR: Craig Berner.

21 MR. BERNER: Yes.

22 MR. TARR: Dave Copenbarger.

23 MR. COPENBARGER: Yes.

24 MR. TARR: Len Corzine.

## ZONING BOARD OF APPEALS HEARING

51

1 MR. CORZINE: Yes.

2 MR. TARR: Joe Dorr.

3 MR. DORR: Yes.

4 MR. TARR: Glen Goodrich.

5 MR. GOODRICH: Yes.

6 MR. TARR: And Nichole Lanham.

7 MS. LANHAM: Yes.

8 MR. TARR: Motion carries.

9 CHAIRMAN ADCOCK: All right. So do  
10 we have a motion to adjourn?

11 MR. GOODRICH: I make the motion to  
12 adjourn.

13 CHAIRMAN ADCOCK: Okay. Is there a  
14 second?

15 MR. DORR: I'll second.

16 CHAIRMAN ADCOCK: All those in favor?

17 ZBA BOARD MEMBERS: Aye.

18 (Which were all of the proceedings  
19 had on this meeting as of this date.)

20

21

22

23

24

CERTIFICATE OF REPORTER

STATE OF ILLINOIS )  
 )  
COUNTY OF SANGAMON)

I, Rhonda Rhodes Bentley, CSR,  
License No. 084-002706, a Certified Shorthand  
Reporter, within and for the State of Illinois,  
do hereby certify that the meeting aforementioned  
was held on the 27th day of June, 2024, and that  
said meeting was taken down in stenographic  
notes, afterwards reduced to typewriting by me,  
and that this transcript is a true and accurate  
transcription of the testimony.

IN WITNESS WHEREOF, I have hereunto  
set my hand this 9th day of July 2024 at  
Divernon, Illinois.

\_\_\_\_\_  
Certified Shorthand Reporter  
CSR #084-002706

<p><b>A</b></p> <p><b>able (8)</b> 17:16;22:5;34:11, 13:35;7;37:18;40:7; 41:22</p> <p><b>above (1)</b> 44:9</p> <p><b>Absent (2)</b> 39:4,22</p> <p><b>accept (1)</b> 4:2</p> <p><b>access (1)</b> 22:5</p> <p><b>accessible (1)</b> 18:8</p> <p><b>accommodate (1)</b> 8:16</p> <p><b>acre (1)</b> 9:14</p> <p><b>across (1)</b> 22:24</p> <p><b>Act (4)</b> 32:22;33:3,24;34:5</p> <p><b>actual (2)</b> 27:13;39:13</p> <p><b>actually (4)</b> 17:22;28:19;33:2; 50:2</p> <p><b>Adcock (103)</b> 2:7;3:3,6,7;4:1,9, 14:5;1,4,13,16,20,24; 6:3,5,10,20,24;7:5,23; 10:17;11:23;12:3,8; 13:15;19:10;20:5; 23:8,13,15,24;24:9, 15;26:7,15;27:16; 28:14,18;30:4,11,15; 31:2,6,20;32:2,9,13, 19,23;33:1,5,12,18; 34:20,22;35:8,10,12, 16,22;36:10;37:24; 38:6,8,21,22,24; 40:10,14,19;41:1,2, 14;42:8,15;43:5,18, 23;44:7,10,14,18; 46:3,11,15,20;48:2,5, 7,16;49:2,6,20,21,23; 50:10,14,16,18,19; 51:9,13,16</p> <p><b>added (1)</b> 43:4</p> <p><b>addiction (1)</b> 17:20</p> <p><b>adding (2)</b> 39:22;42:23</p> <p><b>addition (1)</b> 34:14</p> <p><b>additional (4)</b> 23:17;24:16;30:5; 44:16</p> <p><b>address (7)</b></p>	<p><b>6:13;15:1;20:12; 39:18;45:15;47:1,22</b></p> <p><b>addressed (2)</b> 16:5;29:8</p> <p><b>addressing (2)</b> 23:10;46:17</p> <p><b>adjoined (1)</b> 9:10</p> <p><b>adjourn (2)</b> 51:10,12</p> <p><b>adopt (1)</b> 50:6</p> <p><b>Adrian (7)</b> 2:7;3:6;38:21;41:1; 48:13;49:20;50:18</p> <p><b>advisable (1)</b> 26:13</p> <p><b>affect (2)</b> 13:22;17:5</p> <p><b>affected (1)</b> 6:11</p> <p><b>affects (1)</b> 13:21</p> <p><b>again (2)</b> 18:15;50:9</p> <p><b>against (1)</b> 17:13</p> <p><b>age (4)</b> 28:3,5,7,16</p> <p><b>agenda (2)</b> 4:2;49:24</p> <p><b>ages (1)</b> 28:3</p> <p><b>ago (2)</b> 14:10,10</p> <p><b>agree (4)</b> 19:23;30:24;35:13; 48:6</p> <p><b>agreed (1)</b> 39:10</p> <p><b>agreement (1)</b> 8:12</p> <p><b>allowed (4)</b> 8:11;30:12,14; 34:19</p> <p><b>Alternate (2)</b> 2:13,14</p> <p><b>alternates (1)</b> 34:7</p> <p><b>amend (1)</b> 48:23</p> <p><b>amended (2)</b> 5:12;39:17</p> <p><b>Amendment (2)</b> 33:7;41:15</p> <p><b>amount (1)</b> 42:11</p> <p><b>APPEALS (2)</b> 2:2;39:3</p> <p><b>appendix (3)</b> 48:10,17;50:6</p> <p><b>applicant (1)</b> 30:19</p>	<p><b>Application (6)</b> 6:7,8,12,18;30:16; 46:21</p> <p><b>apply (1)</b> 8:10</p> <p><b>approval (2)</b> 22:13;26:6</p> <p><b>approve (13)</b> 4:2,7;5:19;12:2; 25:23;38:2,5;40:16, 18;46:4,6;47:24; 48:23</p> <p><b>approved (4)</b> 27:22;38:23;39:23; 41:13</p> <p><b>April (6)</b> 2:19;4:3,7;13:18, 19;16:2</p> <p><b>area (7)</b> 15:6,18;16:10; 18:16,19,20;22:2</p> <p><b>areas (1)</b> 8:13</p> <p><b>around (3)</b> 14:5,7;31:22</p> <p><b>Article (2)</b> 39:3,4</p> <p><b>Articles (2)</b> 33:8;39:1</p> <p><b>ass (1)</b> 18:3</p> <p><b>assessment (1)</b> 26:11</p> <p><b>Assistant (1)</b> 2:17</p> <p><b>Assumption (3)</b> 8:21;10:8;24:11</p> <p><b>attend (1)</b> 33:22</p> <p><b>Attorney (5)</b> 2:17;26:8;34:4; 39:6;42:17</p> <p><b>AUDIENCE (1)</b> 17:2</p> <p><b>audio (5)</b> 33:23;34:1;35:5; 37:6,16</p> <p><b>available (3)</b> 20:2;35:19;36:1</p> <p><b>Aye (2)</b> 6:2;51:17</p>	<p><b>10:22</b></p> <p><b>ball (1)</b> 13:6</p> <p><b>ban (1)</b> 4:20</p> <p><b>b-a-n (1)</b> 4:20</p> <p><b>band (1)</b> 4:19</p> <p><b>Barry (24)</b> 2:17;5:15;11:6; 18:22;26:12;33:14; 36:13,18;37:1,11; 39:7,10;43:8,14,19; 44:5,8,11;45:5,14; 46:1;47:9,13,16</p> <p><b>Barry's (1)</b> 42:18</p> <p><b>Based (2)</b> 20:6;29:22</p> <p><b>basically (5)</b> 7:22;20:3;28:1; 34:1,18</p> <p><b>batteries (2)</b> 48:15,17</p> <p><b>battery (1)</b> 48:9</p> <p><b>begs (1)</b> 46:12</p> <p><b>behind (1)</b> 21:18</p> <p><b>benefit (1)</b> 19:23</p> <p><b>BERGER (1)</b> 49:19</p> <p><b>Berner (12)</b> 2:8;3:8,9;31:7,8; 38:19,20;40:23,24; 49:18;50:20,21</p> <p><b>Bethard (5)</b> 2:23;28:5,7;29:15, 21</p> <p><b>big (4)</b> 19:18,19;22:10; 26:23</p> <p><b>bigger (1)</b> 45:9</p> <p><b>bind (1)</b> 34:11</p> <p><b>bit (2)</b> 9:4;40:13</p> <p><b>blah (3)</b> 45:1,2,2</p> <p><b>Blake (6)</b> 18:24;30:21;31:20; 32:2;36:14;39:15</p> <p><b>Blake's (1)</b> 39:11</p> <p><b>block (1)</b> 46:14</p> <p><b>blocked (1)</b> 46:19</p> <p><b>BOARD (24)</b></p>	<p><b>2:2,6;6:2,21;7:24; 8:8,18;10:18;12:6; 20:10;23:11,16; 24:16;30:5,9;33:7; 34:17;36:4;39:2; 45:15;46:8;47:19; 50:3;51:17</b></p> <p><b>Board's (1)</b> 23:11</p> <p><b>both (3)</b> 8:4;13:10;40:8</p> <p><b>bought (3)</b> 9:13;14:9,13</p> <p><b>bound (1)</b> 15:21</p> <p><b>brand (1)</b> 25:8</p> <p><b>bridge (8)</b> 12:19;13:24;21:17; 23:1;25:17;26:4; 27:13;30:23</p> <p><b>bridges (2)</b> 25:18;26:18</p> <p><b>bring (1)</b> 47:2</p> <p><b>brother (1)</b> 16:10</p> <p><b>buffer (3)</b> 42:20;44:22;45:1</p> <p><b>build (6)</b> 7:13,15,18,19;15:3, 12</p> <p><b>building (10)</b> 9:11;11:1;13:4; 15:13;20:10;21:1; 22:6;24:14;27:6; 30:20</p> <p><b>buildings (3)</b> 14:17;20:1;24:1</p> <p><b>built (6)</b> 14:24;15:15,19; 18:5,11,17</p> <p><b>bullet (1)</b> 48:8</p> <p><b>bunch (1)</b> 16:14</p> <p><b>business (1)</b> 32:11</p> <p><b>businesses (1)</b> 16:14</p>
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