

**FAIRMONT CITY ZONING BOARD OF APPEALS
MINUTES OF THE PUBLIC HEARING HELD
MONDAY, MARCH 23, 2020**

The meeting was called to order by Chairperson Sue Cantillon at 6:05 pm.

Roll Call/Establish Quorum

The following members were present:

Sue Cantillon - Present
Cheryl Curtis - Present
Josefina Del Rio – Absent
Tina Joaquin - Present
Linda Medlin - Absent
Adriana Ornelas - Absent
Killian Weir - Present

A quorum was established.

Also present were Village and Zoning Board Administrator Scott Penny and Karen Manso.

Chairperson Sue Cantillon asked for a motion to approve the minutes of meeting held on January 27, 2020. The motion was made by Cheryl Curtis and seconded by Killian Weir to approve the minutes of meetings held on January 27, 2020.

Sue Cantillon - Yes
Cheryl Curtis - Yes
Josefina Del Rio – Absent
Tina Joaquin - Yes
Linda Medlin - Absent
Adriana Ornelas - Absent
Killian Weir – Yes
Motion Approved

Chairperson Sue Cantillon presented the reason for this hearing;

An application to amend the text of the Fairmont City Zoning Code, Village Ordinance #601 to incorporate the following changes with regard to parcels having the zoning classification of HB Highway Business, which will then require a public hearing and vote for certain classifications of businesses:

Current wording

Section 1-902 Permitted uses 121) Tire, battery, and other motor vehicle accessory shops
Section 1-903 Special uses: 35-A Blank, non-existent

Proposed Wording

Section 1-902 Permitted uses 121) This section intentionally left blank
Section 1-903 35-A) Special uses: Tire, battery, and other motor vehicle accessory shops.

Ms. Cantillon asked Administrator Penny to update the board regarding the nature of the application. Mr. Penny proceeded to explain the village board has received a business license application from a company wishing to sell used tires. A prior tire business license application did not come to fruition due to fire safety requirements. The owner was unwilling to comply after realizing the expense involved.

The mayor and board of trustees is making this application to the Zoning Board to adjust the process of applying for such a business license. This wording change will require any tire, battery and other vehicle accessory shops to apply for and be issued a Special Use Permit from the Zoning Board before submitting a business license application to the Village Board.

The Village Board has concern that used and new tire businesses create unique problems for neighboring property owners, host communities, and local fire departments.

A public hearing would provide a forum for stake holders to discuss concerns with issues such as tire hoarding and disposal, storage concerns, risks to nearby structures, fire load created, sprinkler system needs, and tire disposal provisions.

With no objections the motion was made by Killian Weir and seconded by Tina Joaquin to approved the application to amend the text of the Fairmont City Zoning Code, Village Ordinance #601 to incorporate the following changes with regard to parcels having the zoning classification of HB Highway Business, which will then require a public hearing and vote for certain classifications of businesses:

Current wording

Section 1-902 Permitted uses 121) Tire, battery, and other motor vehicle accessory shops
Section 1-903 Special uses: 35-A Blank, non-existent

Proposed Wording

Section 1-902 Permitted uses 121) This section intentionally left blank
Section 1-903 35-A) Special uses: Tire, battery, and other motor vehicle accessory shops.

- Sue Cantillon - Yes
- Cheryl Curtis - Yes
- Josefina Del Rio – Absent
- Tina Joaquin - Yes
- Linda Medlin - Absent
- Adriana Ornelas - Absent
- Killian Weir – Yes
- Motion Approved

Public Comment – No Public Comment

Report of Board Members -No Reports

Report of Zoning Administrator

The Zoning Administrator reported the phrase “This section intentionally left blank” is used to avoid renumerations of the Zoning Code Documentation.

Next Zoning Board Meeting

The 2020 regularly schedule Zoning Board Meeting are April 27, July 27 and October 28 of 2020 at 6:00pm in the Community Center.

Adjourn

The motion was made by Killian Weir and seconded Cheryl Curtis to adjourn the meeting.
The meeting was adjourned at 6:15pm.

Scott E. Penny
Zoning Administrator