

Meeting of the Tuscola Zoning Board of Appeals and Tuscola Planning Commission.

Date: August 25, 2022

Agenda: The Tuscola Zoning Board of Appeals and the Tuscola Planning Commission held a public hearing on Thursday, August 25th at 7:00 P.M., at 214 N. Main, Tuscola IL. to consider two requests.

The first request is submitted by Cheryl Norcutt and requests a variance be granted to allow a reduction of setback requirements for improvements located at 205 Eldorado. The request asks for the front twenty-foot required rear setback to be reduced to fourteen feet to accommodate the improvements.

The second request is submitted by Tamara Ray. The request is for a Massage therapy located at 507 E Northline, Tuscola. The property is zoned D-2, General Dwelling District, which does not allow a Massage therapy without a special use permit.

Minutes: The Zoning board of appeals meeting was called to order by Chairman Hilgendorf, at 7:00 PM. Roll call was taken and all members were present. Hilgendorf declared a quorum and continued by reading the requests for the variance located at 205 Eldorado.

Hilgendorf asked the applicants if they would like address the board with their request.

No one was present on behalf of Cheryl Norcutt.

Hilgendorf asked if anyone else would like to speak: No public comment.

Hilgendorf asked for any more questions. As there were none, Hilgendorf asked for a motion.

A motion was made by Hettinger to approve the Variance as submitted. The motion was seconded by Poindexter.

Motion for 205 Eldorado.

Name	Present	Absent	Yes	No	Abstain
Brett Adkisson	X		X		
Brad Bennett	X				X
Randy Hastings	X		X		
Alan Hettinger	X		X		
Steve Hilgendorf	X		X		
Terry Poindexter	X		X		
Jerry Reynolds	X		X		

Motion passed; meeting adjourned at 7:02 PM.

Minutes: The Tuscola Planning commission meeting was called to order by Chairman Hilgendorf, at 7:02 PM. Roll call was taken and all members were present. Hilgendorf declared a quorum and continued by reading the requests for the special use request located at 509 E Northline.

Hilgendorf informed the applicant that the PC would recommend to the city council who would have the final say.

Hilgendorf asked the applicants if they would like address the board with their request.

Tamara Ray had nothing to add but was there to answer any questions.

Reynolds stated that there is only one customer at a time and there is plenty of parking available.

Hilgendorf asked if anyone else would like to speak: No public comment.

Hilgendorf asked for any more questions. As there were none, Hilgendorf asked for a motion.

A motion was made by Bennet to approve the Special Use as submitted. The motion was seconded by Hettinger.

Motion for 509 E Northline.

Name	Present	Absent	Yes	No	Abstain
Brett Adkisson	X		X		
Brad Bennett	X		X		
Randy Hastings	X		X		
Alan Hettinger	X		X		
Steve Hilgendorf	X		X		
Terry Poindexter	X		X		
Jerry Reynolds	X				X

Motion passed. Hilgendorf stated the recommendation will be sent to the City Council.

Meeting adjourned at 7:04PM.

Prepared by Inspector Salmon.