

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

**Date: June 24, 2021**

**Agenda:** The Tuscola Zoning Board of Appeals and the Tuscola Planning Commission held a public hearing on Thursday, June 24th at 7:00 P.M., at 214 N. Main, Tuscola IL. to consider two requests.

The first request is submitted by Lakefork Construction and requests a variance be granted to allow a reduction of setback requirements for improvements located at 114A Fina Drive. The request asks for the front twenty-five-foot required setback to be reduced to twenty-three and a half feet to accommodate the improvements.

The second request is submitted by MCC Network Services. The request is for an Internet Exchange located at 111 East Wilson, Tuscola. The property is zoned D-2, General Dwelling District, which does not allow an internet exchange 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 five members were present. Hilgendorf declared a quorum and continued by reading the requests for the variance located at 114A Fina Drive.

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

Marcus Schrock, Lakefork construction, stated the reduction of the setback was to extend the garage and was happy to answer any questions.

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

Hastings asked if this would cause any visibility issues for traffic, it was determined it would not.

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

A motion was made by Bennett to approve the Variance as submitted. The motion was seconded by Hastings.

**Motion for 114A Fina Drive.**

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

Motion passed; meeting adjourned at 7:04 PM.

**Minutes:** The Tuscola Planning commission meeting was called to order by Chairman Hilgendorf, at 7:05 PM. Roll call was taken and five members were present. Hilgendorf declared a quorum and continued by reading the requests for the special use request located at 111 E Wilson Street.

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

Heath Poulos, MCC network services, stated they planned to install fiber internet services to all of Tuscola and are looking at this property as a place for their small building and parking. He also stated they do not have a site plan and are willing to install as is best for Tuscola.

Hastings asked if they are willing to locate the building at the rear of the property and have parking off the alley, Poulos agreed.

Hastings stated having a bush or tree line at the front 25-foot setback to block the building and parking from the road would be ideal, Poindexter agreed.

Bennett requested that no diesel generators be allowed at the property and if a generator is installed it must be enclosed in a privacy barrier.

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.

The board had a conversation about what conditions were necessary to have a minimal impact on the neighborhood.

A motion was made by Bennett to approve the Special Use with the following conditions.

1. Bush or tree line at the 25-foot front setback
2. All parking to be located off the alley
3. Building to be located at the rear of property
4. No Diesel generators allowed
5. Generators or other equipment must have a privacy barrier.

The motion was seconded by Hettinger.

**Motion for 111 E Wilson Street.**

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

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

Meeting adjourned at 7:31PM.

Prepared by Inspector Salmon.