

Meeting of the Tuscola Sign Board of Appeals and Zoning Board of Appeals.

Date: July 23, 2020

Agenda: The Tuscola Sign Board of Appeals and the Tuscola Zoning Board of Appeals held a public hearing on Thursday, July 23rd at 7:00 P.M., at 214 N. Main, Tuscola IL. to consider three requests.

The first is submitted by Love’s travel stops and requests a variance be granted for extra square footage, Height, and separation requirements of signs located at 803 Moore Avenue. The signs proposed would exceed the height and size allowed by the City of Tuscola’s Sign Code.

Minutes: The Sign 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 sign variance located at 803 Moore Ave., Also, present was Drew Hoel, City Administrator, and Mike Salmon, City Building Inspector.

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

Rick Shuffield, Love’s, gave a brief overview of the variance requests and an explanation on I-57 travel and sign heights. He explained that the sign size and height needed was for travelers on the interstate to see and have time to exit safely from the interstate. He explained the directional signs could be lowered to 12 square foot but said having a larger sign is important to keep traffic safe.

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

Hilgendorf submitted a letter into record from Michael Lanman, objecting to the request.

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

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

Motion for 803 Moore Ave.

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

Meeting adjourned at 7:17PM.

The second request submitted by Kirby Foods and requests a variance be granted to allow a reduction of setback requirements for improvements located at 1012 Apgar Ave. The request asks for the west side ten-foot required setback to be reduced to zero to accommodate the improvements.

The Tuscola Zoning Board of appeals meeting was called to order by Chairman Hilgendorf, at 7:17 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 1012 Apgar Ave., Also, present was Drew Hoel, City Administrator, and Mike Salmon, City Building Inspector.

No one was present for Kirby foods; Reynolds gave an explanation on the freezer process and layout designs of past remodels and why they were unable to move the addition to the north or East of the building.

Hilgendorf stated no hardship was present and we do not usually approve zero lot lines in any zoning district except B-3 and wanted to keep the addition off the property line.

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

Hilgendorf submitted a letter into record from Michael Lanman, objecting to the request.

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 with a two-foot setback. The motion was seconded by Poindexter.

Motion for 1012 Apgar Ave.

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

Meeting adjourned at 7:24 PM.

The third request submitted by Craig Hastings and requests a variance be granted to allow a reduction of setback requirements for improvements located at 63 Cherry Drive. The request asks for the west side ten-foot required setback to be reduced to six-foot to accommodate the improvements.

The Tuscola Zoning Board of appeals meeting was called to order by Chairman Hilgendorf, at 7:24 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 63 Cherry Drive., Also, present was Drew Hoel, City Administrator, and Mike Salmon, City Building Inspector.

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

Craig Hastings, 63 Cherry drive, stated he wanted to add on to his existing garage and needed to offset it which would make it closer to the property line than allowed. He is asking for a 6-foot setback.

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

Poindexter stated he went by the property and did not see any issues with the request.

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

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

Motion for 63 Cherry Drive.

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

Meeting adjourned at 7:31PM.

Prepared by Secretary Reynolds and Inspector Salmon.