

**Jo Daviess County Planning Commission/Zoning Board of Appeals**  
**Minutes for Meeting**  
**At the Courthouse-7:00 PM**  
**May 27, 2015**

**Call to Order:** Mel Gratton called the meeting to order at 7:00 p.m.

**Roll Call Present:**

**Planning Commission:**

- ✓ Melvin Gratton
- ✓ Nick Tranel
- ✓ Laura Winter
- ✓ Ron Mapes
- ✓ Gary Diedrick
- Jody Carroll, Alternate

**Staff & County Board Members:**

- ✓ Steve Keeffer, Highway Engineer
- Matt Calvert, JDC Health Dept.
- John Hay, State's Attorney
- ✓ Linda Delvaux, Building & Zoning
- John O'Boyle, JDC Board Member

**Approval of Minutes:** A motion was made by Nick Tranel to accept the April minutes. Seconded by Gary Diedrick. Voice Vote: All Ayes

Mel Gratton swore in all who might want to testify on any request this evening.

**New Business**

**Adam Einsweiler, owner, (address: 11425 W Chetlain Lane, Galena IL),** requesting a time extension on existing special use #12-26 in the Agricultural District. Common Location: 2010 N Ferry Landing Road, Galena

**Staff**

- On September 11, 2012 the Jo Daviess County Board approved Special Use Permit 12-26 to run with the land on a parcel less than forty (40) acres, with a three year time extension to begin use, stating that the entrance was to be established at safest point on Ferry Landing Road per Township Road Commissioner with help from County Highway Engineer, there are Adequate soils for conventional septic system, the LESA score came in at 149, This is in cooperation with the City's Contiguous Growth Plan, and the Special Use permit is to run with the land.
- The applicant has constructed an accessory building on the property, building permit #13-46, but has not established the residential use. The three years will be running out in September and applicant is requesting an additional three years to establish the residential use on the property.
- In the original staff report it was indicated that the soils survey map shows soils suitable for a conventional septic system, applicant has installed said system and well and a permitted access has been established

Adam Einsweiler, owner

- Would like to ask for a three (3) year time extension in order to build my house on the property. It has taken longer than planned with picking out house designs and plans.

Diedrick asks if the house location was near the existing accessory building.

- Adam indicated it will be near there.

**Public Testimony**

None

**Public Testimony Closed**

A motion was made by Gary Diedrick to approve the three (3) year time extension on Special Use Permit #12-26 in the Agricultural District.

Seconded by Winter

Roll Call:	Gary Diedrick – Aye	Mel Gratton – Aye
	Laura Winter – Aye	Nick Tranel - Aye
	Ron Mapes - Aye	

**Reports and Comments:**

The Development and Planning Committee meeting will be held on June 22, 2015 at 1:00 pm to go over the recommendations from the Zoning Ad-Hoc Committee.

Zoning Board of Appeals Meeting for June will be held on Tuesday, June 23, 2015 at 7:00 pm.

Nick Tranel made a motion to adjourn at 7:10 PM. Ron Mapes seconded. Voice Vote: All Ayes