

Village of Rapids City  
Planning and Zoning Commission  
Meeting Minutes November 30<sup>th</sup>, 2017

Subject: Variance request by Chris Hardy to construct an accessory building on parcel 06-8247.

Meeting was called to order at 5:30pm by Gary Polfliet.

Those in Attendance: Gary Polfliet, Lyle Wade, Dan Murphy, Russ Dunbar, Gary Graves, Chris Hardy and Missy Housenga.

Discussion:

Dan Murphy pointed out by definition the building plans submitted confirms the construction type is not a pole barn/building. The intended location of the building is zoned R-1, Title IX, Chapter 1, Article 2, Section 1, 1.1 – Residential District, A. Uses Permitted, 4. Agricultural crops and timber, growing and harvesting of, therefore the land use is also compliant.

Chris Hardy states the intended building will be used for housing agricultural equipment utilized for farming this property and adjoining properties.

Neighbor, Gary Graves has no issue with the construction of the building.

Dan Murphy quoted exemptions from the Village of Rapids City Code of Ordinances, Title 9, Chapter 1, Article 5, Section 2, 2.6 Exemption of Farm Activities and of Public Utilities - Nothing contained in this Ordinance shall prevent the use of land for farming or agricultural purposes in any district in which such uses are permitted. No fee shall be charged for any building permit for any main or accessory building located on a farm and used for the usual farming or agricultural purposes; nor shall these regulations have any control over the type or location of any poles, towers, wires, cables, conduits, vaults, laterals or any other similar distributing equipment of a public utility as defined in an Act of the State of Illinois entitled "An Act Concerning Public Utilities."

Conclusion:

After commission review of plans, ordinances and verification of agricultural uses, Chris Hardy has authorization to construct his building.

Gary Polfliet called for a motion to adjourn. Lyle Wade motioned to adjourn this November 30th, 2017 Commission Meeting. Dan Murphy seconded. All agreed. Meeting adjourned at 5:36pm.

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Village Clerk