

CASES 830-AM-16 and 831-S-16

SUPPLEMENTAL MEMORANDUM #2

October 20, 2016

Petitioner: Traci Lipps and Victor Fuentes, d.b.a. Lipps Family, Inc, d.b.a. Willow Creek Farm

Case 830-AM-16

Request: Amend the Zoning Map to change the zoning district designation from the AG-1 Agriculture Zoning District to the AG-2 Agriculture Zoning District in order to operate the proposed Special Use in related Zoning Case 831-S-16.

Case 831-S-16

Request: Authorize the remodeling of existing farm buildings for the establishment and use of an Event Center as a combination “Private Indoor Recreational Development” and “Outdoor Commercial Recreational Enterprise” as a Special Use on land that is proposed to be rezoned to the AG-2 Agriculture Zoning District from the current AG-1 Agriculture Zoning District in related zoning case 830-AM-16.

Location: A 37 acre tract in Somer Township in the Southwest Quarter of the Northeast Quarter of Section 36 of Township 20 North, Range 9 East of the Third Principal Meridian and commonly known as the farmstead located at 1766 CR 1850 North, Urbana.

Site Area: 37 acres

Time Schedule for Development: As soon as possible

Prepared by: **Susan Chavarria**
Senior Planner

John Hall
Zoning Administrator

STATUS

At the August 11, 2016, public hearing for these cases, co-petitioner Victor Fuentes agreed that the hearing for these cases could be continued to October 27, 2016. On August 29, 2016, co-petitioner Traci Lipps notified staff that she and co-petitioner Fuentes are unable to attend the October 27th ZBA meeting. She requested a continuance to a later date. On August 29, 2016, Susan Chavarria asked if they would be available November 10th or December 8th. On September 12th, Traci responded that those dates would not work for either petitioner. She requested that they be put on the agenda after the first of the year.

Staff agreed to request the continuance for one of the January 2017 meetings, dates yet to be approved. The Board could deny the zoning cases based on their October 27th absence, but staff recommends continuing the cases.

The hearing for this case cannot be held in the absence of a petitioner or their agent. No testimony will be taken nor evidence presented on October 27, 2016.