

JONATHAN MCLEAN
MONROE COUNTY CLERK

MINUTES OF THE SPECIAL MEETING OF THE BOARD OF COUNTY
COMMISSIONERS OF MONROE COUNTY, ILLINOIS AUGUST 26, 2021

The special meeting of the County Commissioners of Monroe County, Illinois was called to order at 6:30 p.m. by Chairman Vicki Koerber.

The meeting opened with the Pledge of Allegiance.

Chairman Vicki Koerber, Commissioner Dennis Knobloch and Commissioner George Green were present.

Others present were Frank Heiligenstein, Laura Kipping, Carlyle Mueller, Chris Voelker, Sheila Wetzler, Aaron Metzger, and County Clerk Jonathan McLean.

Chairman Vicki Koerber asked for a moment of silence in honor of our service members who lost their lives in Afghanistan.

Chairman Vicki Koerber asked for public comments. There were no public comments.

The purpose of this meeting was to discuss proposed changes to Chapter 40 of the County Code of Ordinances. This chapter regulates zoning. Below is an outline of the changes discussed.

- Regarding special use permit, add a construction timetable. A possible start date would be the first date of construction. Additional time would require the approval of the Zoning Administrator.
- Require that an occupancy certificate be issued prior to a liquor license being issued.
- Section 40-10-46 – There was discussion regarding the language in the final certificates section. After discussion, no changes necessary.
- There was discussion regarding regulations regarding fences. Chris Voelker recommended that the County require the finish side should face the neighbors. Also, include a list of approved materials used to construct the fence. If someone wants to use unapproved materials, the Zoning Administrator would have to approve.
- Frank Heiligenstein discussed changes to verbiage of mobile home to manufactured home. Frank recommended that we change all references to mobile home to manufactured home.
- Carlyle Mueller recommended that the definition of a residence be amended.
- Aaron Metzger asked if the County should add short-term rental regulations to the code. Based on conversation with State's Attorney Lucas Liefer, the bed and breakfast section cannot be used to regulate them. Frank Heiligenstein said he would research the matter and see what other communities are doing.
- Chris Voelker said that would like to add approved materials that can be used for roofing. Frank Heiligenstein said that this should be added to Chapter 6.
- Laura Kipping suggested that the definitions for solar, currently in section 40-4-111, be moved to the beginning of the chapter where all of the other definitions are listed. Frank Heiligenstein agreed and will make the change.
- Chris Voelker said he would like to regulation regarding the construction of pole barns. Frank Heiligenstein said that this is another item that should be added to Chapter 6.
- There was discussion regarding adding definitions for development and event center. Frank Heiligenstein will seek out suggested definitions and make a recommendation.

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- County Clerk Jonathan McLean noted that a new chapter regulating stormwater has been added. All references to stormwater regulation in Chapter 40, Zoning Code (section 40-8-1), will refer back the new Chapter 32, Stormwater.
- There was discussion about communication tower regulation being in both Chapter 40 and Chapter 41. Frank Heiligenstein is going to look in to the situation. It does not have to be in there twice.

Prior to adjourning, there was discussion about the next steps. The County Clerk will send Frank Heiligenstein minutes of the meeting so he can start making changes to the chapter. After revision, a new draft will be sent to the County Clerk and he will distribute to everyone. Once we are ready to move forward, there will have to be public hearings.

There being no further business to come before the Board, a motion was made by Commissioner Knobloch to adjourn. Second by Commissioner Green. All voting Aye. None Nay. None Absent. Motion carried.