

Monroe County Board of Appeals March 3, 2021

The Monroe County Zoning Board of Appeals met March 3, 2021, in the Monroe County Courthouse, Waterloo, Illinois, with the following members present: George Obernagel, Dennis Rodenberg, and Vicki Taake. Russell Gregson and Mike Conrad were present remotely. Also, present: Chris Voelker, Zoning Administrator and Vicki Koerber, County Board Chair.

Dennis Rodenberg opened the Public Hearing concerning Brad Roessler, 214 Vella E Lane, Columbia, Illinois, who is requesting an Area/Bulk Variance of 8 feet to allow him to build a 30 x 30 detached building with a 10-foot lean-to 12 feet from the side property line. The property is located at 214 Vella E Lane, Columbia, Illinois and is zoned A-2. Parcel #04-27-100-012.

Denise Buettner read the correspondence.

Dennis Rodenberg gave the oath to those wishing to speak.

Brad Roessler sworn in to speak.

Brad Roessler stated everything was pretty well explained. The drawing does not exactly show how it is surveyed. Mike Vogt purchased the adjacent property and doesn't have a problem it.

Vicki Taake questioned if the reason for putting it there is so that you could utilize the drive and not have two separate entries.

Brad Roessler responded that is correct and due to the slope of the property it would be difficult to add it there.

George Obernagel motioned to approve, second Vicki Taake to grant Brad Roessler an Area/Bulk Variance to allow a 30 x 30 detached building with a 10-foot lean to on the property located at 214 Vella E Lane, Columbia, Illinois, zoned A-2, parcel #04-27-100-012. Roll call vote, yes – 5, no – 0. Motion approved.

Dennis Rodenberg opened the Public Hearing concerning Greg and Melinda Meyer who are requesting a Special Use Exception to add a 2,304 square foot pavilion and up to two metal grain bins on their property located at 1439 Centerville Road, Columbia, Illinois, parcel #04-24-100-005, zones A-1.

Denise Buettner read the correspondence.

Dennis Rodenberg gave the oath to those wishing to speak.

Greg and Melinda Meyer sworn in to speak.

Greg Meyer provided an update that the sewage system had been approved and installed to the maximum. It's probably 50% larger than anything we will ever need.

Greg Meyer added that they just want to have a cover for people from the heat and the rain. Not trying to bring in more people, just for the convenience. People just want to get married by the lake. They want everything to be top notch. The pavilion is just a cover.

Vicki Taake questioned what services were added.

Greg Meyer answered ceremonies.

Melinda Meyer added that the idea is just to give them another option.

Vicki Taake commented that they were not to have music at the ceremonies.

Melinda Meyer clarified that they can have acoustic music outside.

Vicki Taake stated that if they start having music then there will be complaints, then there will not be a special use.

Melinda Meyer mentioned that they can have the music inside, and they have the hydraulic door that can be opened.

George Obernagel asked how tall the proposed grain bins are.

Greg Meyer answered 12 foot high. Selected that because it works for pictures and store the items that aren't used during the weddings.

Chris Voelker showed on the plat where the structures will be placed.

Greg Meyer added that they have worked with the health department has to where things should be.

Vicki Taake questioned that the parking lot has changed, it's not an issue?

Chris Voelker responded that yes it has changed, not an issue, they have the spaces.

George Obernagel motioned to approve, Russell Gregson second to grant Greg and Melinda Meyer a Special Use Exception to add a 36 x 64 foot pavilion and not more than two, no larger than 24 foot diameter grain bins, used in conjunction with the rental of the wedding barn and no more than one event at a time on the property located at 1439 Centerville Road, Columbia, Illinois, parcel #04-24-100-005, zoned A-1. Roll call vote, yes – 4, no – 1. Motion approved.

Russell Gregson motioned, second Mike Conrad to approve the minutes of December 2, 2020 with the spelling corrections of "Hitzemann" and "Comprehensive." All aye by voice vote.

George Obernagel to adjourn, Vicki Taake. Voice vote, all aye by voice vote.

Next meeting – April 7, 2021 – 7:30 pm

