

Monroe County Zoning Board of Appeals
June 10, 2020

The Monroe County Zoning Board of Appeals met June 10, 2020, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Mike Conrad, Russell Gregson, George Obernagel, Dennis Rodenberg, and Vicki Taake. Also, present: Chris Voelker and Vicki Koerber.

Dennis Rodenberg opened the Public Hearing concerning Bradford and Stephanie Wilmotte, 809 Autumn Rise Lane, Columbia, Illinois, who are requesting an Area/Bulk Variance to build 10 feet closer to D Road, to allow an appropriate sized side entry driveway to fit within the lot on the property located at 3043 Croatia Dr., Columbia, Illinois, Parcel #04-29-233-001. The property is zoned A-2.

Denise Buettner read the Letter of Intent.

Dennis Rodenberg gave the oath to those wishing to speak.

Bradford Wilmotte was sworn in.

- Bradford Wilmotte Closing on the construction log in a week, excited to get started.
- No other questions

Mike Conrad motioned to approve, second George Obernagel to grant Bradford and Stephanie Willmotte an Area/Bulk Variance to build 10 feet closer to D road, to allow an appropriate sized side entry driveway to fit within the lot on the property located at 3043 Croatia Dr., Columbia, Illinois, Parcel #04-29-233-001. Roll call vote, Yes – 5, No – 0.

Dennis Rodenberg opened the Public Hearing concerning Shannon and Zachary Scheetz, are requesting an Area/Bulk Variance to allow them to build a garage addition 44 feet from the center of the road. The property is located at 4748 Dusty's Trail, Waterloo, Illinois on Parcel #11-26-201-001. The property is zoned A-1.

Denise Buettner read the Letter of Intent.

Dennis Rodenberg gave the oath to those wishing to speak.

Zachary Scheetz was sworn in.

- Zachary Scheetz added since the original plans, he had to get it surveyed. After the surveyed he is going to go straight out with the garage instead of the L.
- Mike Conrad asked what he plans on storing in the building.
- Zachary Scheetz answered it is for classic cars.

- Zachary Scheetz showed on the plat and asked for an extra 4' on the rear. The easement they were worried about are on the other side.
- Chris Voelker said they are more worried about the easements. The extra 4' is not a concern.
- Vicki Taake asked why the easement line is cut around the way it is.
- Zachary Scheetz responded that from his understanding it is from the drainage.
- Mike Conrad asked if he works on the classic cars as a business or if it is a hobby.
- Zachary Scheetz responded it is strictly pleasure. They inherited some classic cars and want to pass them on to their children.

Russell Gregson motioned, second George Obernagel to grant Shannon and Zachary Scheetz an Area/Bulk Variance to allow them to build a garage addition 44 feet from the center of the road and 4 feet wider on the property located at 4748 Dusty's Trail, Waterloo, Illinois on Parcel #11-26-201-001. Roll Call Vote, yes – 5, no – 0.

Dennis Rodenberg opened the Public Hearing concerning Sean Koch who is requesting a Wet Floodproofing Variance to allow him to build a grain bin. The property is located at 1229 Bluff Road, Valmeyer, Illinois on Parcel #18-06-400-002. The property is zoned A-1.

Chris Voelker added that he has two bins and he wants to add another 42' bin. He farms 1500 acres.

Vicki Taake motioned, second Russell Gregson to grant Sean Koch a Wet Floodproofing Variance to allow him to build a grain bin on the property located at 1229 Bluff Road, Valmeyer, Illinois, on Parcel #18-06-400-002. Roll Call Vote, yes – 5, no – 0.

Dennis Rodenberg opened the Public Hearing concerning Greg and Melinda Meyer, are requesting a Special Use Exception to operate an event venue on their property located at 1439 Centerville Road, Columbia, Illinois, Parcel #04-24-100-005. The property is zoned A-1.

Denise Buettner and Dennis Rodenberg read the Letter of Intent.

Dennis Rodenberg gave the oath to those wishing to speak.

Tim Gutknecht said that we are all very familiar with the proposal. Prior the vote was 3-2 in favor. One of the no's said that they would rather a Special Use. They liked the idea, which is why we are here now as a Special Use.

Mike Conrad question the 3-2 in favor, doesn't agree because the motion failed because they weren't super majority.

Tim Gutknecht wanted to clarify that Mike Conrad was correct, that the majority of the Board was not in favor.

Mike Conrad wanted to know what the restrictions stated on the permit.

Chris Voelker as of right now it is only for the Meyer's owning and operating the business.

Mike Conrad so that means they have free ride to do whatever they want (music, etc.)

Chris Voelker responded that the Board can make whatever restrictions they want.

Greg Meyer added that they don't want music festivals. He thinks the tangent happened when they mentioned opening to weekdays. He wants to clarify that the weekdays would be like a small boy scout troop.

George Obernagel wanted to know how long it would be.

Vicki Taake would like to add a timeline to the Special Use.

Greg Meyer said a 5-year timeframe would hinder his project.

Mike Conrad feels the project is not taking into considerations anyone that it effects. He believes the neighbors are being ignored.

Tim Gutknecht responded that the concerns of the neighbors have been addressed (example the traffic study and the Board asking it to be changed to a Special Use).

Greg Meyer added that Mike Conrad hasn't been able to visit the site and there are no structures between their building and the road.

Dennis Rodenburg added that the Board has no decision-making ability for traffic.

Aaron Addison said that Centerville Road is going to be an open gate if this is approved. He has friends and family that drive 158. Believes that the road should be taken into consideration and corrected to handle traffic. Aaron Addison showed two slides on the traffic.

Tina Valentine quoted ordinance 40-10-35, that the Board is responsible for safety and welfare. Who is reliable if there is an accident at the intersection?

Laurie Johnson lives on Centerville Road between the Meyers and Stumpy's. The initial petition was when it was for rezoning. They were opposed to the venue. It is about the condition the venue will bring to the neighborhood. The traffic is a huge concern. Many have invested in their properties because it is a residential area. They have copies of the petition. Stumpy's need to be taken into consideration. The residents have no clue what Stumpy's was going to be. Stumpy's large event is only one time a year. If the Wedding Venue is going to have these

events all the time it is going to be an issue. There has to be limits. The Meyer's are already soliciting business on their website.

Greg Meyer added that they have not taken a reservation that it is pending approval.

Cindy Franke would like to know on what day the events will happen. She would suggest that the weddings be held on Saturdays based on the Meyer's original letter of Intent. She also would like to request a restriction that it does not go beyond the Meyer's as far as expansion.

Ralph Joseph his concern is the traffic. Traffic should really be taken into consideration in both directions. He also mentioned that they will be able to anticipate limos and buses coming in and out of there again.

Mary Ann Chumley she would like to talk about their personal lives. For the 15 years they have lived there they have paid \$102,000 in taxes in a quiet area and now they are bombarded with wedding venues. It is disrupting their lives.

John Franke lives on Centerville Road asked how often events will be held. He asked that only 26 events be allowed a year. Coordinate events with the Stumpy's. Also concerned with the safety. If Stumpy's have a festival than the Meyer's should be restricted to have an event at that time.

Brett Steffenauer pointed out that a traffic study was not done. A traffic analysis was done from 2017. Wanted to ask Russell Gregson about the payback to put into the roads. Financial standpoint should be taken into consideration. If someone gets hurt on the road, they will sue the county.

Russell Gregson said he has not done the analysis.

Ken Valentine asked the question if the special use is for weddings. Wanted to know if we are going to allow any type of event. 2012 the Board approved a business; it was limited to see if it was going to have a positive impact. Issues have been addressed, but they are still opposed.

Ashley Runde procedural concerns. The petition reads they want a center with office and kitchen which according to code isn't allowed. Believes the petition must be as faced. If they want to change the wording they need to start over. Procedures are set in place and should be followed. The code was revised for this situation and the wording still doesn't match.

Tim Gutknecht the Board has entertained petitions in the past as amendments are made.

Chris Voelker said the State's Attorney said the motion can be worded as needed.

Vicki Taake the ordinance was written for wedding venues and receptions. Wants to be consistent with the ordinance.

Tim Gutknecht will gladly conform to the language.

Chris Voelker read the definitions of receptions.

Vicki Taake said that Aaron wants to be certain that they will need permits for the entrance.

Tim Gutknecht addressed the concerns. They have tried as much as they can this will not be another Stumpy's. Tim addressed the traffic concerns. As a lawyer he would not take the case if someone sues over an accident.

George Obernagel motion, second Vicki Taake to grant Special Use Exception to operate a Wedding/Reception venue for two years and no outdoor music on the property located at 1439 Centerville Road, Columbia, Illinois, Parcel #04-24-100-005. Roll Call Vote, yes – 4, no – 1.

George Obernagel Motion, second Vicki Taake to approve the May 14, 2020 minutes with provided corrections. Voice vote, all aye.

Russel Gregson motion to adjourn, Vicki Second. Voice vote, all aye.

Next meeting July 1, 2020