

# MONROE COUNTY PLANNING COMMISSION MINUTES

MAY 7, 2020

7:30 p.m.

The regular scheduled meeting of the Monroe County Planning Commission was called to order by Chairman Carlyle Mueller. Members present were James Agne, Tim Berg, Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Joann Hartman, Dale Haudrich, Carlyle Mueller, Mary Neff, Kurt Roettering, Robert Schlegel, Walter Wetzel. Ex-Officio Members present were Aaron Metzger, Dennis Knobloch, and Chris Voelker.

APPROVAL OF MINUTES: Corrections – page 4, under Aaron Metzger, it should say St. Elizabeth, not YMCA. Motion to approve with corrections by Joann Hartman, second by Walter Wetzel. Motion carried by unanimous vote.

## NEW BUISNESS:

Petition for: Area/Bulk Variance                      **Current Zoning: A-1**  
Petition by: Bradford and Stephanie Wilmotte  
Located at: 3043 Croatia Drive, Columbia, IL 62236  
PIN: 04-29-233-001  
Fee: Paid

## Documents reviewed:

### 1. Letter of Intent:

My family is looking to begin building on Lot 1 at 3043 Croatia Drive in the coming months. We are writing to request your approval of an area variance in relation to this lot.

Similar to the request made and approved for the lot at 3042 Croatia Drive, we would like to build 10 ft closer to D road. This would move the building line from 75 feet to 65 feet. This will allow an appropriately sized side entry driveway to fit within the lot.

Thank you for considering our request.

### 2. Health Department: No Comment

### 3. Soil and Water Conservation Report: No Comment

### 4. Effect on Comprehensive Plan: minimal

5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Minimal
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: Minimal
7. Present Use of Property: Vacant Residential lot
8. Comments: No neighbors present. Petitioner answered questions from the board.
  - Bradford Wilmotte stated they bought the lot about a year ago with the intent to build. The setback would allow for a side entry garage. Also mentioned that a similar situation was approved across the street.
  - Carlyle Mueller confirmed that a similar situation was approved across the street.
  - Dan Davis stated there is a written notice from the Homeowner's Association with no objections.
  - James Agne questioned if there will be more than three cars in the driveway.
  - Bradford Wilmotte answered there won't be more than three cars, but after talking with the builder this is necessary for the house.
  - Brain Coats questioned the driveway.
  - Chris Voelker stated the septic is behind. The road will never really change and also confirmed this is the same situation that was approved across the street.
9. Motion made by Dan Davis, second by Tim Berg, passed by vote yes – 14, no – 0. Motion approved.

Petition for: Area/Bulk Variance                      **Current Zoning: A-1**  
Petition by: Shannon and Zachary Scheetz  
Located at: 4748 Dusty's Trail, Waterloo, IL 62298  
PIN: 11-26-201-001  
Fee: Paid

Documents Reviewed:

1. Letter of Intent:

Our current residence resides at 4748 Dusty's Trail, Waterloo, IL 62298. The current easement is 80' from the center of the road and we are requesting for the easement to be reduced down to 40' so we can add onto the current garage for additional storage space.

The garage dimensions on the front side will be 20' with an 18' door and 10' with a 9' door. The new garage addition will be 44' from the center of the road.

The structure is going to be made from the same materials as the house.

2. Health Department: No Comment
3. Soil and Water Conservation Report: No Comment
4. Effect on Comprehensive Plan: Minimal
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Minimal
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: Minimal
7. Present Use of Property: Single Family
8. Comments: No neighbors present. Petitioner answered questions from the board.
  - Zachary Scheetz stated he is looking to extend garage out to an L. He is wanted to reduce the easement to 40'. The new garage addition would be 44' from the center of the road.
  - Chris Voelker showed the areas on the map. Also showed the current easements.
  - Dan Davis asked is it would be approaching the utilities.
  - Zachary Scheetz mentioned that nothing is in stone. That this is the early phases. The structure is going to mirror the house with a taller roof line.
  - Dan Menner stated he could not get into the courthouse to get the plat (due to the stay at home order). He didn't know about the extra easement until tonight.
  - Zachary Scheetz said the man from HTC came out and said they are in the clear with what is drawn out.
  - Brain Coats said that HTC can say it, but he would like to see it in writing.
  - Dan Davis commented that even if this is agreed that doesn't mean they can go into the easement.
  - Carlyle Mueller mentioned that the only way to know for sure is to see if a marker is out there or get a surveyor.
  - Tim Berg added that the developer of the subdivision may know.
  - Aaron Metzger added the property markers are at the back of the lots.
  - Dave Glosecki said that if the easement is for electrical service then maybe there is an electrical drop which is why there is the easement.
  - Zachary Scheetz added that the electrical box is on lot 2.
  - Carlyle Mueller mentioned it good be a drainage area.

- Dan Menner asked if it can be approved with the stipulation that he can't encroach on the easement.
  - Carlyle Mueller answered yes, utilities will have to be marked and surveyed.
9. Motion made by Dan Davis to approve the variance with a survey that it will not encroach on the easement, second by Tim Berg, passed by vote yes – 14, no – 0. Motion approved.

Petition for: Area/Bulk Variance                      **Current Zoning: A-1**  
Petition by: Domenic and Christine Petruso  
Located at: 3306 State Route 156, Waterloo, IL 62298  
PIN: 07-33-300-010  
Fee: Paid

Documents Reviewed:

1. Letter of Intent:

This Letter of Intent is in support of my request for a variance to the side yard setback requirement. I would like to replace an existing 8' x 16' shed on my property and use the space where that shed was to build a 24' x 24' outbuilding. The existing shed is only 8' off the east property line. I would like for the new outbuilding to be 8' off the east property line as well. I realize this does not meet the required setback. Due to the topography of my property and the location of my driveway there is no other feasible alternate location.

2. Health Department: No Comment
3. Soil and Water Conservation Report: No Comment
4. Effect on Comprehensive Plan: Minimal
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Minimal
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: Minimal
7. Present Use of Property: Residential
8. Comments: No neighbors present. Petitioner answered questions from the board.

- Domenic Petruso stated the due to the topography of the property he needs the variance. He would like to replace an existing shed. He showed the location on the presented picture.
- Dan Davis verified where the building would be.
- Domenic Petruso asked if it was too late to ask for 5' due to a maple tree.
- Dan Davis asked about the utility easement.
- Carlyle Mueller went out there to look at it. The shed would go under the power line and Ameren's easement. He told the applicant he would have to contact Ameren regarding easement. It could be done on a different location, but it is not ideal with sinkholes and powerlines.
- Domenic Petruso said the existing shed was portable, but has been there for many years.
- Karen Callis asked if we can give someone a building permit on an easement.
- Carlyle Mueller said the petitioner would have to convince Ameren that he can go on their easement.
- Brian Coats said to go to RGIF view which shows (although not accurate) the easements. He asked if his house would be in the easement.
- Domenic Petruso said he was told it was 8', so that is why the house was put there. He doesn't know the truth to it.
- Carlyle Mueller said the powerline would go over the shed.
- Dave Glosecki mentioned the powerline on the property line. Typically, there is a 16' easement, 8' in the property. He would need a variance from Ameren.
- Carlyle Mueller thinks the powerline is probably the property line.
- Dan Davis said it comes down to where we can say subject to, but thinks we need to table it until he gets Ameren survey.
- Domenic Petruso said with the time would like to have it approved subject to getting approval from utility company to keep things moving.
- Kurt Roettering said it all should've been together already.
- Karin Callis agreed with Kurt Roettering.
- Brian Coats asked then why did we approve the other.
- James Agne agrees with Karin.
- Joann Hartman also agrees.

9. Motion made by Dan Davis to table the petition until utilities are surveyed, second by Joann Hartman to table application until proven that location is acceptable for utilities, passed by vote yes – 13, no – 2. Motion approved.

Petition for: COOP Acres Preliminary Plat  
 Petition by: Monroe County COOP  
 Located at: 6132 Old State Route 3, Waterloo, IL 62298

**Current Zoning: A-2**



even at the proposed Meyer Wedding Venue at a time of Peak Hourly Traffic on Il Rt 158. The “Worst Case” assumes all traffic entering Centerville Road from the same direction. For comparison, a “50%” scenario was performed. This assumes half the traffic is entering Centerville Road from the East, and half from the West.

- Included are vehicular traffic data, turn lane warrant graphs and analysis of the impact of the proposed Meyer wedding venue on the intersection of Illinois Rt. 158 and Centerville Road. The traffic counts and trips generated data was provided by IDOT. The “worst case” analysis was provided by third-party consultant TWM, Inc. The 50% analysis was provided by the County Engineer.
  - Sheet 1 – Hourly traffic data collected along Illinois Rte. 158 at a location north of Quarry Road. This is north of Centerville Road. Data was collected in 2017. The peak hours occur during the week at 7:00 am – 8:00 am for morning and 5:00 pm – 6:00 pm for evening.
  - Sheet 2 – Peak hour intersection traffic analysis generated for year 2020.
  - Sheets 3 & 4 – Number of trips generated caused by a wedding venue. 250-person venue created 75 vehicles IN during the peak hour and 30 vehicles OUT during the peak hour.
  - Sheets – 5, 6, & 7 – Year 2020 intersection traffic analysis and warrant graphs. Right-turn lane with existing movements is not warranted. Left-turn lane with existing movements is questionable.
  - Sheets 8, 9, 10, 11, 12, & 13 – TWM, Inc. summary of worst-case scenario: Peak hour traffic on Illinois Rte. 158 with all rights (75) and all lefts (75). The worst-case scenario warrants right and left turn lanes on Illinois Rte. 158. The northbound Centerville Road right-turn lane onto Illinois Rte. 158 was also analyzed with level of service (LOS) remaining within an acceptable level.
  - Sheets 14 & 15 and 16 & 17 – County Engineer analysis of 50% rights and lefts. The intersection traffic analysis and graphs depict half the traffic (38) coming from the East and half (38) coming from the West, turning onto Centerville Road in the AM and PM peak hour. Results indicate that an Illinois Rte. 158 right-turn lane is warranted in the PM, but not the AM. An Illinois Rte. 158 left-turn lane is warranted in both the AM and PM.
  - This information is a summary of all the data collected. Upon your request, remaining information may be provided.
- Dan Davis summarized that the study of the “worst case” scenario warrants left-turn lanes on 158 and nothing on Centerville Road.
  - Tim Gutknecht questioned that this is an analysis of weekdays, not weekends. He also mentioned that you can’t even get married at the Courthouse during those peak hours. The “worst case” scenarios shows not when wedding occurs.
  - Karen Callis questioned that at the previous meeting the Meyers stated that other groups will also be using the venue.
  - Tim Gutknecht responded that they still probably won’t be during those peak hours.

- Greg Meyer added the majority of events would be on Saturday.
- Ken Valentine said that the traffic study is making assumptions. Less traffic on weekend doesn't guarantee traffic will be less on weekends.
- Aaron Metzger responded that IDOT provided peak hours. Assuming peak hours are during rush hour times.
- Dan Davis asked if we have ever approved a Special Use with 250 participants.
- Carlyle Mueller answered no.
- Greg Meyer said 250 is the max. They also spent a lot of money on their own traffic study and the numbers match up with IDOT on the weekdays.
- Brett Steffenauer mentioned that Stumpy's was supposed to be taken into account.
- Chris Voelker responded that there have been no applications for Stumpy's.
- Aaron Metzger responded that the study already shows a turn lane is warranted with or without Stumpy's.
- Shawn Franke said that Stumpy's needs to be taken into consideration that the Meyer's lawyer is downplaying the whole thing.
- Greg Meyer said they will also be providing transportation with their limo company.
- Chris Voelker said that Stumpy's is a distillery right now.
- Dan Davis looked up Stumpy's and the business plan has changed.
- Greg Meyer said that is why it is now a Special Use – the Commission has control over their business.
- Carlyle Mueller said that the area is on comprehensive plan mostly as residential and agriculture. Special Use in agriculture needs recognize the size exceeds the size Special Use is normally approved. This Special Use is unique since he has been on the Board.
- Greg Meyer responded that is why this was created as an agricultural barn.
- Carlyle Mueller agreed that a Special Use is the only manner it would be considered. He would have preferred that the structure be built in a different location.
- Greg Meyer said he looked at the place and figure what the max number of people that could have. He is shooting for 100 people. He doesn't want festivals.
- Ashley Runde mentioned we are talking worst case scenario and it looks like even the 50% requires a turn lane.
- Tim Gutknecht responded that the 50% comes from either direction, not 50% of the 250 people.
- Aaron Metzger responded that it is half the cars coming from that direction.
- Greg Meyer said that no one is between him and 158.
- Ashley Runde said that adding any cars warrants a turn lane.
- Aaron Metzger replied from the left, yes.
- Tim Gutknecht mentioned that at the Zoning Board of Appeals the vote was 3-2 in favor.



- Jerry Kirk, owns a wedding venue in Eureka, says the traffic study is correct, but would like to add that on Friday's there's hardly ever between 5-6.
- Dan Davis motioned to deny Special Use, Walter Wetzel second, denied by voice vote, yes – 6, no – 9
- Tim Berg motioned to approve, second Brian Coats (see discussion below before vote on motion taken)
  - Dave Glosecki asked if we can add something about the cost of improvements.
  - Tim Berg thinks turn lane needs to be added now with Stumpy's. That is why we pay taxes.
  - Greg Meyer mentioned that they will generate revenue and they pay taxes.
  - Carlyle Mueller said that at some point \$200,000 will be needed to improve.
  - Greg Meyer said that Missouri people will be spending money in Monroe County.
  - Walter Wetzel commented that this board only makes recommendations. They don't have legal authority to require turn lanes.
  - Carlyle Mueller agreed that the commission did not have the authority to require turn lanes, but that this discussion was whether or not we should have something similar to St. Elizabeth's where they provided a deposit for future highway improvement. He also said this will not go to the County Board but will go to the Zoning Board of Appeals.
  - James Agne said that there was discussion regarding the width of the road at the last meeting.
  - Aaron Metzger said that can be done for rezoning but not for Special Use.
  - Carlyle Mueller asked about the length of the Special Use.
  - Dan Davis answered typically 3-5 years.
- Carlyle Mueller, motion to amend motion to approve, second Robert Schlegel to amend the main motion to limit the special use to the period in which the applicant would own and manage the facility. Motion to amend main motion passed by voice vote, yes – 15, no – 0.
- Carlyle Mueller read amended motion to approve with the restriction that the special use is only valid during the time of the applicant's ownership and management. Approved by voice vote, yes – 9, no – 6. Motion passed.

OLD BUSINESS:

TREASURER'S REPORT: No Report

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of March 2020, there were 51 permits (2 single family dwellings) and April 2020, there were 28 permits (3 single family dwellings). Fees collected for the building permits were \$7,938.00, Inspections \$13,065.00, Electrical Permits \$650.00, Electrical License Renewals \$2,250.00, Filing Fees \$825.00, Electrical Contractor Registration \$1,000.00, and Municipal Inspections \$845.00. Total fees collected for the months of March 2020 and April 2020 were \$26,323.00.

ROAD REPORT: No Report

COMMISSIONERS REPORT: No Report.

COMPREHENSIVE PLAN COMMITTEE: No Report

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT: Canceled due to stay-at-home order

Recognize new Commissioner, Dennis Knobloch.

ADJOURNMENT: James Agne made a motion to adjourn, second by Tim Berg, all aye by voice vote.

Next Regular Meeting: June 4, 2020