

MONROE COUNTY PLANNING COMMISSION MINUTES

July 2, 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, Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Dale Haudrich, Carlyle Mueller, Gene Stumpf, and Jay Vogt. Ex-Officio Members present were Chris Voelker.

APPROVAL OF MINUTES: Motion Gene Stumpf, second Karin Callis. Voice vote – all aye.

NEW BUISNESS:

Petition for:	Area/Bulk Variance	Current Zoning: A-2
Petition by:	Nathan & Genevieve Ralston	
Located at:	1329 Stumpf Lane, Columbia, IL	
PIN:	04-20-400-002-00	
Fee:	\$200	

Documents Reviewed:

1. Letter of Intent:

June 19, 2020

To Whom It May Concern:

As owners of the property on 1329 Stumpf Lane, please accept this letter of intent to clarify our building plans. Our intentions are to build a garage within the northwest quadrant of our property. This area is currently vacant at the end of our gravel driveway. This garage would help our family conceal personal transportation i3S well as add a place for personal storage.

Along with the application for building permit, we have also filled out the paperwork for an area/bulk variance due to the close proximity (about 10 feet) of this area to the property border lines. We have talked often with our neighbor (Doug, who lives at 1323 Stumpf) about our plans to build a garage, and he is in support of this- as it would help improve the physical view jointly shared between both properties. We have also spoken with personnel from the Soil & Water Conservation District Office, and the Monroe County Health Department, who have concluded that we do not need any reports or permits

for our garage plans.

We would like to build our garage as soon as possible. Please let us know if there is anything else that we need to do or provide in aid of our building progress.

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: A-2, single family residential
8. Comments:
 - Nathan Ralston – intent is to build a 31' by 22' garage. It will be 10' off of the property line. The lines on the map are not correct. He showed on the map (projector) his property lines. Picture showed the pins marking the property lines.
 - Dan Davis – asked if the property goes to the corn field.
 - Nathan Ralston – yes
 - Carlyle Mueller – mentioned another parcel was added, but it kept the same parcel number.
 - Chris Voelker – showed the additional parcel, confirming with the deed.
 - Brain Coats – asked what the distance is from the correct property line to the proposed garage.
 - Nathan Ralston – answered from the back at least 20'.
 - Chris Voelker – He originally asked for a back variance and a side, but now he only needs the side variance.
 - Brain Coats – asked if it from the north side and what the distance is from the proposed structure.
 - Nathan Ralston – 10 feet
 - Dan Davis – Confirmed that it is 10 feet from the side and asked how much from the back side.
 - Nathan Ralston – about 25 feet.
 - Alan Stumpf (neighbor) – He is glad to hear it is 25' from the back side, it will work with the farmers. The trust owns the road, which is why he has that additional parcel.

- Carlyle Mueller – asked how wide the driveway is.
- Alan Stumpf – The driveway by deed is 25 feet.

9. Motion by Dan Davis, second Brain Coats, passed by roll call vote, yes -10, no – 0.

OLD BUSINESS:

TREASURER’S REPORT: No Report

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of June 2020, there were 36 permits (8 single family dwellings) Fees collected for the building permits were \$9,339.00, Inspections \$10,930.00, Electrical Permits \$255.00, Electrical License Renewals \$250.00, and Filing Fees \$200.00. Total fees collected for the months of June 2020 was \$20,974.00.

Motion to approve Zoning Officer’s Report Jay Vogt, second Laurie Brown. All aye by voice vote.

ROAD REPORT: No Report

COMMISSIONERS REPORT: No Report

COMPREHENSIVE PLAN COMMITTEE:

Dale Haudrich – wants to move forward with the windmills to finalize the ordinance. Laura Kipping will send out email to schedule a meeting, aiming for July 15th.

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT:

Dan Davis – Two new businesses, one on Kaskaskia and the other in Columbia.

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

Next Regular Meeting: August 6, 2020