

MONROE COUNTY PLANNING COMMISSION MINUTES

January 6, 2022

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, Brian Coats, Dan Davis, Dave Glosecki, Dale Haudrich, Carlyle Mueller, Kurt Roettering, Robert Schlegel, and Walter Wetzel. Ex-Officio Members present were George Green, Chris Voelker, and Aaron Metzger.

APPROVAL OF MINUTES: Motion Brian Coats, second Walter Wetzel to approve December 2, 2021. Voice vote – all aye.

NEW BUISNESS:

Petition for: **Special Use** **Current Zoning: A-1 Agricultural**
Petition by: Eric Davis-Goliathtech
Located at: 1416 DD Road, Columbia, IL 62236
PIN: 03-13-200-004-000
Fee: \$300-

Documents Reviewed:

1. Letter of Intent:

It is our pleasure to submit this letter of intent to pursue (special) land use and related approvals for the redevelopment of the 2.5-acre lot located at 1416 DD Road, Columbia, IL currently owned by Eric Davis.

Currently zoned Agricultural A-1, we are seeking a special use for limited storage to store various machinery and equipment used throughout the year on existing property.

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: former residential site now frame garage with parking area.
8. Comments:
 - Dan Davis – Special use filed by Eric Davis with Goliathtech of St. Louis
 - Corrections with the application:
 - It is zoned A-1, not residential

- Used for construction related equipment, limited storage of
- Eric Davis – Wants to store construction equipment that goes out on Monday and doesn't come back until Friday. Office is in town. The equipment doesn't go out very often. Kept the garage that is on the property but got rid of the double wide on the property. There is also a job trailer on wheels that goes out to the jobs.
- Dan Davis – How big of shed would you like to build?
- Eric Davis – We would eventually like to put up a 60' x 100' building so everything is inside and not an eye sore. Equipment would be enclosed in the building.
- Brain Coats – It would also be safer out there.
- Dan Davis – the special use request falls under 40-2-10(i) – limited storage of construction related equipment in A-1 zoning. Asked if anyone on the board had any questions.
- Chris Voelker – Explained to the board that originally, they tried looking into a rezoning - doing it as commercial or industrial, but the minimum district size to rezone is 5 acres for commercial and 10 acres for industrial. He doesn't have enough acreage to rezone. The special use was his next option.
- Eric Davis – We rents an office space in Columbia by Pizza Hut. We have a 2-year lease.
- Dan Davis – On your application you say that you have 5 parking spaces? When your employees are parking at the job trailer – they are off site working?
- Eric Davis – Yes. Our company is nationwide. When they would be leaving our shop, they are going into one of 7 different states. They leave on a Sunday night or Monday morning, and they won't get back until Thursday night or Friday morning and drop the truck off. Employee's personal cars may be there for the time they are out of town at the job. I think that is where my secretary came up with the parking spots. Even if our equipment was inside the shed, there would parking spots where employees would leave their cars when they were away on a job.
- Brain Coats – Just to clarify the special use permit that he is looking for is not for his trucks, it just to store the equipment? I've heard something about a structure now. So, what is the special use for?
- Eric Davis – We haven't submitted the application for a building permit yet. We were originally submitting a building permit for the job trailer, but once they figured out it was on wheels – they are not requiring a permit for the trailer, The hope is that would be able to have the 60' x 100' building so that everything could be stored inside. We are seeking the special use so that we would comply with zoning code.
- Chris Voelker – Explained that it is not worth it for him to put a shed on the property if he isn't approved for the special use to store equipment. Right now, it is just a request for a special use for parking construction-related equipment in an A-1 district.
- Brain Coats – Just to park equipment there, he needs the permit?
- Carlyle Mueller – Yes, because it is construction equipment, not agricultural equipment.

- Eric Davis – When we originally first started this, we were under the impression that this was a residential lot and the last correspondence we received from the State’s Attorney showed it as agricultural. We now understand that the reasoning for the special use is because we are a construction related company and would be storing construction related equipment not agricultural equipment. We just want to make sure we are going through the proper channels now.
- Brain Coats – Is anyone living in the house next to the property?
- Dan Davis - There isn’t a house. There is a historic Sears home, but no one lives next to the property.
- Dan Davis – Needs the special use in order to park the nonagricultural equipment there. If he going to build the shed, he will need the building permit.
- Chris Voelker – This is because it is storage of construction related equipment there since it isn’t agricultural. He will not be running the business out of there. The office is in Columbia.
- Laurie Brown – So he wouldn’t need to come back to build the shed. He would just need the building permit.
- Aaron Metzger – The traffic is basically Sunday or Monday when they go out to the jobs and back at the end of the week.
- Eric Davis – They come in and leave. They don’t hang out at the property.
- Dan Davis – In the future if he wants to work on equipment in the shed he can.
- Eric Davis – Yes, just no offices there. Just to store the equipment. That is why we lease the space in town. We won’t have offices there.
- Carlyle Mueller – How large is your largest piece of equipment?
- Eric Davis – Probably the space it takes up would be 8 x 8. Around 10,000 pounds.
- Carlyle Mueller – So there is no problem on the bridge across Carr Creek
- Eric Davis – We don’t have anything heavier than what the equipment the farmers haul around.

9. Motion by Dan Davis, second Kurt Roettering to recommend the approval of a special use as allowed in the special use section (Section 40-2-10 (sub-paragraph i) for limited storage of construction related equipment on the property located at 1416 DD Road, Columbia, Illinois. Parcel #03-13-200-004. Zoned A-1. Yes – 10, No – 0. Motion passed.

OLD BUSINESS:

ELECTION OF OFFICERS:

Robert Schlegel nominate:

- Carlyle Mueller - Chairman
- Walter Wetzel - 1st Vice Chairman
- Nate Brinkman-2nd Vice Chairman
- Brain Coats – Secretary

- Dale Haudrich -Treasurer

All aye by voice vote

Rename the committees of this coming year:

- Land Use – all planning commission members
- Comprehensive Plan Committee – James Agne, Dennis Brand, Nathan Brinkmann, Laurie Brown, Carl Daubach, George Green, Joann Hartman, Ken Hartman, Jr., Dale Haudrich, Vicki Koerber, Aaron Metzger, Carlyle Mueller, Mary Neff, George Obernagel, Robert Schlegel, Dennis Knobloch, Vicki Taake, Chris Voelker, John Wagner, Alan Wattles, Walter Wetzal, and Cindy Zipfel.
- Policy review committee – Jay Vogt previous chairman – He has resigned. If there ever needs to be a policy review we will nominate a committee at that time.

TREASURER’S REPORT: No Report

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of December 2021, there were 33 permits (3 single family dwellings) Fees collected for the building permits were \$5,182.00, Inspections \$5,590.00, Electrical Permits \$390.00, Electrical License Renewals \$1,500.00, filing fees \$300.00, Electrical Contractor Registration \$1,000.00, and Municipal Inspections \$260.00. Total fees collected for the month of December 2021 was \$14,222.00.

Chris Voelker also distributed the Semi-Annual Report for 2020 and 2021 as a comparison.

New employee – Eric Sutton as a Code Enforcer Officer.

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

ROAD REPORT:

(Aaron Metzger) Last month gave improvement plan. Restricted Control U Turn on Route 3 (Hanover Road & Coexyville) – applying for a grant on Monday. A lot of people on board, including IDOT. Appointment for County Engineer for 6 more years.

Motion Dave, second Dale Haudrich to approve Road Report. All aye by voice vote.

COMMISSIONERS REPORT: No Report

COMPREHENSIVE PLAN COMMITTEE: No Report

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT: Meeting at the end of the month. Will have a report next month.

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

Next Regular Meeting – February 3, 2022