

MONROE COUNTY PLANNING COMMISSION MINUTES

June 2, 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 Nathan Brinkmann, Karin Callis, Dan Davis, Dave Glosecki, and Walter Wetzel. Ex-Officio Members present were Laura Henry, Chris Voelker, and Aaron Metzger.

APPROVAL OF MINUTES: Motion Karin Callis, second Walter Wetzel to approve May 5, 2022 minutes. Voice vote – all aye.

NEW BUSINESS:

Date: June 2, 2022
Petition for: **Rezoning 33 acres from A2 to B2** **Current Zoning: A2 Agricultural**
Petition by: Monroe County Electric Co-operative
Located at: Route 3 and Kaskaskia Road
PIN: 11-07-200-002
Fee: Paid

Documents Reviewed:

1. Letter of Intent:

Monroe County Electric Cooperative is requesting a rezoning of @33 acres in parcel number 11-07-200- 002 of the remaining 43.10 acres with the intent to develop or sell. The request is to rezone @33.0 acres of the 43.10 acres setting on the east side of Rte. 3 from A2 to B2. The rezoning of this acreage is in accordance with the Monroe County Comprehensive Zoning plan for the Illinois Route 3 corridor. If you have any further questions, please contact me at the office at 618-939-7171, ext. 111.

2. Health Department:

Allen Wattles with the Electric Co-op contacted John Wagner regarding a proposed zoning change for the above parcel. Our department has no issue with the request.

3. Soil and Water Conservation Report:

33.5% S0A Virden silt loam, 0-2% slopes
3.1% 517B Marine silt loam, 2-5% slopes
37.4% 582B Homen silt loam, 2-5% slopes
10.9% Homen silt loam, 5-10% slopes, eroded
15.0% Bunkum-Coulterville silty clay loams, 5-10% slopes, severely eroded
Eco Cat included

4. Effect on Comprehensive Plan: for Highway Business

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: unknown
7. Present Use of Property: Agricultural, land to NW and east is B2, south is A1 and SW is A2
8. Comments:
 - Alan Wattles - Two pieces that sit on the Hartman track. The bottom 10 is zoned B-2. Asking to zone the balance the northern piece (approximately 32 acres) B-2.
 - Carlyle Mueller– Is there a specific area of the 42 acres?
 - Alan Wattles – The green portion on the map is what they are requesting.
 - Tim Buckley – Lives in the house directly under it. What is B-2? What do I have to worry about? How is it going to affect me? Rents with the intent to buy from Jim.
 - Alan Wattles – Ability to put solar panels, renewable resources. The north side is where he is looking to put solar panels. The western side a section of solar panels as well. There are two tax lots there.
 - Tim Buckley – Solar panels don't bother him, but truck storage does.
 - Alan Wattles– The truck storage has to be I-1. Solar panels are a special use.
 - Tim Buckley – What is the time line?
 - Alan Wattles – Depends on the availability. Has to find a place to put a substation somewhere.
 - Carlyle Mueller – Read the uses in B-1 – neighborhood business area mostly in residential area. Listed the items allowed. B-2 – any uses permitted in B-1 and read the list of other items. Read what is allowed in Special Use.
 - Jan Huelsman – Is something goes in there and it causes more traffic, how long before we could get a stoplight?
 - Aaron Metzger – There is no plan for a stoplight. It would have to be studied and it would depend on a lot of factors.
 - Tim Huelsman – If they want to put solar panels why not give them a special permit. The trucking company is wanting that area and we are seeing a lot of self-storage going around our place. Believes people just wants transparency about what is going there.
 - Dan Davis – We went over what is permitted in those zones. Right now, we are discussing the zoning change, not building permits.
 - Carlyle Mueller – Can't base a rezone on what the particular business is going in. We are following the comprehensive plan.
 - Shawn Goldsmith – Coming from Red Bud and turn on KK people are speeding. St. Louis did an article on Route 3.
 - Tim Huelsman – Sees the Board's responsibility to bring growth to the county but have to think about our safety. Roads are too small to bring in more traffic.
 - Tim Buckley – Can they do a safety study before it is rezoned?
 - Dan Davis – Safety study can only see what is there now, can predict what will be there.

- Karin Callis– The way it is zone now, he can't put solar panels on it? He doesn't have to rezone to B-2 to put solar panels.
- Nathan Brinkman – Is there talks about selling.
- Alan Wattles – Yes, but it not to a trucking company.
- Chris Voelker – B-2 is not a trucking company.
- Dan Davis – They would have to rezone. Remembers years ago, when rezone the first 10 acres that the plan was rezone the rest.
- Karin Callis – Is he is selling? Are the solar panels not true?
- Alan Wattles – Solar panels is part of it.
- Dave Glosecki – To rezone it just to put it on the market doesn't seem right. Agrees that we are in the comprehensive plan. The zone is meant to be for that. It will eventually be something.

9. Motion by Dan Davis, second Karin Callis to all 33 acres to be rezoned at parcel #11-07-200-002 from A2 to B2. Yes – 3, no – 3.

OLD BUSINESS:

TREASURER'S REPORT: No Report

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of May 2022, there were 27 permits. Fees collected for the building permits were \$8,022.00, Inspections \$6,305.00, Electrical Permits \$260.00, Electrical License Renewals \$1,375.00, filing fees \$100.00, Electrical Contractor Registration \$500.00, Municipal Inspection \$780.00, and Communication Tower Co-Location \$750.00. Total fees collected for the month of May 2022 was \$18,092.00.

ROAD REPORT: No Report

Motion Walter Wetzal, second Karin Callis to approve Zoning Officer's Report and Road Report. All aye by voice vote.

COMMISSIONERS REPORT: No Report

COMPREHENSIVE PLAN COMMITTEE:

Discuss the implementation of escrow account. State's Attorney said not to do it. Discussed traffic studies. Several people feel that if we keep the traffic studies in there we need to reword it. Planning Commission draft a new ordinance for the traffic study. Do you tie it to a subdivision plat, keep B and I districts in, but not A districts? If you go to an R then you have to have a traffic study. Also, do we lengthen the corridor? Go by roads, not miles. Then do we want to extend it to the south of Waterloo. State's Attorney also said that recommendations from the traffic studies is also a bad idea. The state's attorney did like the idea of having something in place. Redraft and run it by the commissioners and up the ladder. There will be a full rewrite of the comprehensive plan.

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT: No Report

ADJOURNMENT: Motion Walter Wetzel, second by Dan Davis. Voice Vote – All Aye.

Next Regular Meeting – July 7, 2022