

4. Effect on Comprehensive Plan: none
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Plumbing needs to be brought in compliance with building code.
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: none
7. Present Use of Property: Agriculture
8. Comments:

Carlyle Mueller turned meeting over to Dan Davis. Last month it was tabled.

Dan Davis motion to remove from table and bring back to the table, second Brian Coats. All aye by voice vote.

- Dan Davis – Everyone involved agrees that you are running a commercial kennel, which is why you have to ask for a special use.
- Luke Simpson – Yes.
- Dan Davis – It isn't a farm shed as you stated on the permit. Now there are plumbing issues on the site. There is a note from the health department.
- Chris Voelker – Have one from Randy the plumbing inspector. Monroe County Health department stated IEPA hasn't given a call back.
- Luke Simpson – Got a call from IEPA – said he has no jurisdiction down there or on dog kennels. Said the Monroe county health department has been on them. IEPA said he is with cattle here. Asked if he has septic tanks and he does.
- Chris Voelker– Need them (IEPA) to communicate with the health department.
- Dan Davis – As of yesterday hasn't gotten an answer. Needs something in writing.
- Luke Simpson – Hopes we come out of this with a way to move constructively forward.
- Laura Kipping – Read letter from the Monroe County Health Department. (See letter)
- Jane Kolmer – Owns the property that Howliday Inn is on. There may be something on record. They had to install a separate tank for human and dog waste. They get it pumped it out.
- Luke Simpson – Requested the letter from the health department.
- Dan Davis – Right now there is two tanks, are they septic or holding?
- Luke Simpson – Septic tanks.
- Dan Davis – Seems to be a lot of questions regarding the sanitization between human and dog waste. Someone has to verify it is all up to code. Right now, they co-mingle and wouldn't pass expectation.
- Luke Simpson – There is not water plumbing in the building. He brings in hoses. Through the state of Illinois, not a commercial breeder but through the county he is. That is why he hesitated to say yes to a commercial breeder. He views him as a private breeder.
- Brian Coats – Are you selling dogs?
- Luke Simpson – Yes.

- Brian Coats – Out of this operation there is a profit
- Dan Davis – Howliday is doesn't sell or do any breeding. They board and train dogs and they are still considered a commercial kennel.
- Dan Davis – The judge said it is a commercial kennel.
- Carlyle Mueller – When did you start building this?
- Luke Simpson - March 15, 2020, would have to double check the files.
- Carlyle Mueller – At that time, did you inquire if you needed a special use?
- Luke Simpson – No, thought they were more on the grounds of an agricultural playing field. Being a license dog breeder and not a commercial through the state of Illinois, thought it was all private and not going to the commercial side.
- Chris Voelker -First permit was 12/12/20.
- Brian Coats - When was the plumbing report submitted?
- Laura Kipping – September 2, 2022.
- Brian Coats – There are major compliance issues in the plumbing report. Those would need to be remedied before you go to the next step. Doesn't matter the nature of the business they need to be fix.
- Dan Davis – The problem is the plumbing is not going to pass inspection. Not sure we can say it is approved, knowing the work needs to be completed. Believes it needs to be denied until the plumbing is fixed and then revisit.
- Carlyle Mueller – Once you start putting plumbing in, then it is not an agricultural building anymore. Had times when people said they were building one thing, but build something else. Then worry about it later if they can get the paperwork. Has a problem with the schedule and how he went about it. Not thrilled with, do the building first and then get the paper. There are not many agricultural buildings that have plumbing and septic systems.

9. Motion by Dan Davis, second Brian Coats to approve the Special Use Exception filed by Luke Simpson to operate a commercial kennel located at 9425 Smith Road, Red Bud, Illinois. Parcel #12-24-200-001. Yes – 0, No – 8, Present – 1. Motion denied.

OLD BUSINESS:

TREASURER'S REPORT: No Report

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of September 2022, there were 24 permits. Fees collected for the building permits were \$4,497.00, Inspections \$5,330.00, Electrical License Renewals \$125.00, electrical contractor registration fees \$500.00, and Municipal Inspections \$845.00. Total fees collected for the month of September 2022 was \$11,297.00.

Motion Laurie Brown, second Robert Schlegel to approve Zoning Officer's Report. All aye by voice vote.

ROAD REPORT: No Report

COMMISSIONERS REPORT: No Report

COMPREHENSIVE PLAN COMMITTEE: No Report

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT: No Report

ADJOURNMENT: Motion James Agne, second by Jane Kolmer. Voice Vote – All Aye.

Next Regular Meeting – November 3, 2022