

Monroe County Board of Appeals

March 1, 2022

The Monroe County Zoning Board of Appeals met March 1, 2022, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Dennis Rodenberg, Vicki Taake, Mike Kovarik, George Obernagel, and Russell Gregson. Also, present: Chris Voelker.

Dennis Rodenberg opened the Public Hearing concerning Matt Hesterberg, who is requesting an Area/Bulk Variance to build a pole barn 10' from the property line to allow building to be in line with existing driveway. The property is located at 4127 Hanover Road, Columbia, Illinois. Parcel #07-02-300-004, Township 2 South, Range 10 West. Zoned A-2.

Denise Buettner read the letter of intent.

1. Letter of Intent:

Asking for variance to build pole barn 10' from my property line. This will allow building to align with present driveway existing.

2. Health Department: NA

3. Soil and Water Conservation Report: NA

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: NA

7. Present Use of Property: residential

8. Comments:

- Dan Davis - Asking for reduction to 10 feet.
- Matt Hesterberg – Wants to keep the building in line with the existing driveway.
- Dan Davis – Will there be room for emergency vehicles?
- Matt Hesterberg - Should be 12 feet.
- Dan Davis – You own the properties to the left, and right?
- Matt Hesterberg – Yes.
- Gene Stumpf – If you own both lots on each side are you keeping them as separate tax bills?
- Chris Voelker – If he was going to sell they wouldn't know that.
- Gene Stumpf – With the amount of room behind the house is it necessary to go that close to the line?
- Matt Hesterberg – Yes, because otherwise it will be closer to the back of the house.

- Carlyle Mueller - How many doors are you planning on the building?
- Matt Hesterberg – 2 and one garage door.
- Dan Davis – The existing pad is about 36 feet. It will all line up.
- No comments or questions from any neighbors.

9. Motion by Dan Davis, second by Tim Berg to recommend to approve the Area/Bulk Variance as requested to reduce the set back on the east line from 20 feet to 10 feet. Yes – 13, No – 0. Motion passed.

Dennis Rodenberg gave the oath to those wishing to speak.

Matt Hesterberg was sworn in to speak

- Matt Hesterberg – Nothing to add.
- No questions from the board.

George Obernagel motion, Vicki Taake second, to grant Matt Hesterberg, an Area/Bulk Variance to build a pole barn 10’ from the property line to allow building to be in line with existing driveway. The property is located at 4127 Hanover Road, Columbia, Illinois. Parcel #07-02-300-004, Township 2 South, Range 10 West. Zoned A-2. 5- yes, 0- no. Motion passed.

Dennis Rodenberg opened the Public Hearing concerning Chris Strazar, Ameren Illinois Transmission Company, who is requesting a Floodplain Variance to allow a solar panel platform on the property located at Ivey and Levee Roads Intersection, Fults, Illinois. Parcel #15-31-300-001-000 and #15-31-300-002-000.

- Chris Voelker – Wants to install solar panels. Proposed structure to be above. Has approval from necessary parties.
- Dennis Rodenberg – Is it going to overlap where the levee district owns?
- Chris Voelker – It would be west of Maeystown Creek – Closest to Maeystown creek.
- Vicki Taake – The variance is for a company that doesn’t own the ground?
- Chris Voelker – They have a lease and we have a copy of the deeds.
- Vicki Taake – It is for one platform?
- Chris Voelker - It is a 33 X 25-foot platform. Just one platform with solar panels on it.
- Mike Kovarik – What is their write off with the flood insurance. There won’t be any negative ramifications?
- Chris Voelker – With FEMA you only have to be one foot. They will be a foot and a half. They are legal to build.

Mike Kovarik motion, Russell Gregson second, to grant Chris Strazar with Ameren Illinois Transmission Company a Floodplain Variance to allow a solar panel platform on the property located at Ivey and Levee Roads Intersection, Fults, Illinois. Parcel #15-31-300-001-000 and #15-31-300-002-000. 4 – yes, 0 – no, 1 – Abstain. Motion Passed.

Dennis Rodenberg opened the Public Hearing concerning Parallel Towers III, LLC is requesting a property line setback variance/reduction of 70% from the northern property line, 64% from the east property line, and 75% from the western property line so that they can construct a 185-foot self-support style wireless communication facility. The property is located at 129 Hayden Drive, Columbia, owned by Bob & Debra Davis. Parcel #04-23-100-008, Township 1 South, Range 10 West. Zoned R-3.

Dennis Rodenberg – it was brought to the Board’s attention that Parallel Towers are wishing to table the petition until April.

Eric Martin – Attorney representing Parallel Towers – is requesting to table until April to conduct more research.

Mike Kovarik motion, George Obernagel second, to grant the request from Parallel Towers to table their request of a property line setback variance/reduction of 70% from the northern property line, 64% from the east property line, and 75% from the western property line so that they can construct a 185-foot self-support style wireless communication facility. The property is located at 129 Hayden Drive, Columbia, owned by Bob & Debra Davis. Parcel #04-23-100-008, Township 1 South, Range 10 West. Zoned R-3. 5 – yes, 0- no. Motion Passed.

George Obernagel motion, Mike Kovarik second to approve the minutes of February 1, 2022. All aye by voice vote.

Vicki Taake to adjourn, second Russell Gregson. All aye by voice vote.

Next meeting – April 5, 2022 – 7:30 pm