

## **Monroe County Board of Appeals**

### **April 5, 2023**

The Monroe County Zoning Board of Appeals met April 5, 2023, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Vicki Taake, Mike Kovarik, Dennis Rodenberg, George Obernagel, and Russell Gregson. Also, present: Chris Voelker and Laura Kipping.

Dennis Rodenberg opened the Public Hearing concerning Monroe County Electric Cooperative who are requesting to rezone 20.6 acres +/- from A-2 to B-2. The property is located off Old Red Bud Road, Waterloo, Illinois. Part of parcel #11-07-200-005.

Denise Marshall read the Letter of Intent from the March Planning Commission Meeting.

Documents Reviewed:

1. Letter of Intent:

Per our conversation on the phone today, MCEC is requesting a rezoning of @20 acres of parcel #11-07-200-005 from A2 to B2. MCEC is looking to use @7-8 acres as a pole yard/material storage with a possible shed. No water or bathrooms will be located on this site at this time. I have attached an aerial for your review.

2. Health Department: Alan Wattles reached out to our department regarding the rezoning of parcel 11-07-200-005. The Monroe County Health Department has no issues with this request. Please feel free to contact me with any questions.

3. Soil and Water Conservation Report: Soil map and Eco Cat attached.

4. Effect on Comprehensive Plan: Would comply

5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: None

6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: None

7. Present Use of Property: Agriculture

Motion by Dan Davis, Second Chuck Pittman to recommend that the zoning request for 20 acres to be rezoned from A-2 to B-2 for parcel number 11-07-200-005 be approved. All aye – roll call vote.

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Dennis Rodenbeg sworn in those wishing to speak.

- Alan Wattles - Had the opportunity to purchase the property. We are running out of space. Looking to do a pole yard. Shed may be a possibility if we need to store materials. It would be 7-10 acres we would fence and rock in.

No further questions

Motion by Mike Kovarik, second Vicki Taake to grant Monroe County Electric Cooperative the rezoning request for 20 acres to be rezoned from A-2 to B-2. Property is located off Old Red Bud Road, Waterloo, Illinois. Parcel #11-07-200-005. Yes – 4, Abstain – 1, No – 0. Motion Passed.

Motion by Russell Gregson, second George Obernagel to approve the minutes of March 15, 2023. All aye by voice vote.

Motion by Mike Kovarik, second Vicki Taake to adjourn. All aye by voice vote.

Next meeting – May 3, 2023 – 7:30 pm