

MONROE COUNTY PLANNING COMMISSION MINUTES

January 5, 2023

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, Tim Berg, Nathan Brinkman, Karin Callis, Dan Davis, Dave Glosecki, Dale Haudrich, Jane Kolmer, Carlyle Mueller, and Walter Wetzel. Ex-Officio Members present were George Green and Chris Voelker.

APPROVAL OF MINUTES: Motion Tim Berg, second Karin Callis to approve December 1, 2023, Voice vote – all aye.

NEW BUISNESS:

Petition for: Set Back Variance

Current Zoning: A-1

Petition by: Nathan Kemling

Located at: 929 Cedar Lake Drive, Waterloo, IL

PIN: 07-09-301-013

Fee: Paid

Documents Reviewed:

1. Letter of Intent:

We are contracted with the property owner's Mr. and Mrs. Kemling to build a custom garage on their property 10 feet from their home. The garage is designed to look like their home with same siding, brick and roofing system. The planned building location is marked on the provided plot plans and is in the best useable area due to the slope of the property from back of driveway into the woods.

We respectfully request the approval to build this garage next to the house and existing driveway, roughly six feet from the neighbor's property line. The current design of this garage calls for an eight-foot foundation wall at the rear of the garage which allows for the front of the garage to be level with existing driveway.

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:

Hwy, Dept. No Comment

6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: Minimal

7. Present Use of Property: Residential

8. Comments:

- Nathan Kemling – There is a slope that would go towards the woods. It is the only logical place for the addition.
- Dan Davis – How big is the garage?
- Nathan Kemling – 28 by 28. HOA requires three side bring and the 4th vinyl.
- Dan Davis – Subdivision off of Gall Road.
- Chris Voelker – Showed on a map the elevation changes of the property.
- Chris Kaslin (Contractor)– Will need a 6-foot setback.
- Dan Davis – HOA makes it have to look similar to the house.
- Nathan Kemling – That is correct
- Carlyle Mueller – With the distance from the house, does the interior wall have to be fire wall?
- Chris Voelker – Not at 10 feet
- Nathan Kemling – Some of the fence will be eliminated.
- Chris Kaslin – Will move the fence to put the foundation in.
- Carlyle Mueller – The neighbor is pretty far away from where the garage will be.
- James Agne – Wants to point out that where the building will be, the adjacent property drops off rather quickly. No one will want to build anything there.
- Jane Kolmer – What is the setback requirement and how far back is it?
- Laura Kipping – Based on the map it's an estimate of 56 feet.
- Chris Voelker – Set back is 20 feet.
- Joseph Mansker – Doesn't care that he wants to build a garage, but ignoring the setback requirement is not in the best interest of the subdivision. In regards to the construction, it is a two-lane road. In the past, when he has had work done in the past have not considered the neighbors. The last landscaper blocked the lane with pallets. Didn't clean up after the project was finished.
- Dan Davis – Does the county maintain the road?
- Joseph Mansker – Yes. Also, people tend to drive on his property. There is no parking and no place to store materials. Wants his property left alone.
- Chris Kaslin – Would keep things in his yard.
- Nathan Kemling – He makes a valid point. Even when the county was resurfacing the road they left equipment sit. There's no additional parking.
- Chris Voelker – In regards to the variance. The contractor work should not affect the decision. Just the setbacks.

9. Motion by Dan Davis, second Nathan Brinkman to recommend to approve the Petition for Area/Bulk Variance by Nathan Kemling for a 6-foot setback to build a set on the property located at 929 Cedar Lake Drive, Waterloo, Illinois. Parcel #07-09-301-013. Yes – 10, No – 0. Motion passed.

Petition for: **Special Use-40-2-10, Commercial Stable (FF)** **Current Zoning: A-1**
Petition by: Ryan and Julie Weber
Located at: 6574 Crook Rd. Waterloo, IL
PIN: 11-23-100-009-000
Fee: Paid

Documents Reviewed:

1. Letter of Intent:

My wife, Julie, and I bought our home at 6574 Crook Rd. Waterloo, IL. in December of 2021 with the intention to have a home for our horses and somewhere for our daughter to practice, ride, train horses and give horseback riding lessons in the future. Since we have moved in, we have had several friends contact us wanting a place to board their horses. It was our understanding that being zoned A1 we would be able to have a boarding facility since that is what we thought the previous owner had done with the property.

After talking with our lawyer while setting up our LLC, Wranglers Rustic Stables, we were advised to contact the zoning office to verify that this was allowed with the A1 zoning. I contacted the office and was advised we needed a Special Use permit.

Our intent for this property is to have a place for our personal horses and to board a few of our friend's horses. Our daughter is also training horses and going to be giving riding lessons and hosting clinics for different rodeo events, barrels, roping, etc... Our daughter is very involved in the equestrian industry and is in HS Rodeo, barrel races in several series, and we both love cow sorting. We want to put this LLC in place for our own protection and liabilities.

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;

Aaron Metzger Hwy Dept: As has been custom, I request an entrance permit be required for the change of use. An approved entrance permit should be a condition of approval. The existing entrance appears to have plenty of sight distance; however, the width is pretty narrow for public use and horse trailers.

7. Present Use of Property: Rural residential

8. Comments :

- Ryan Weber – December 2021 purchased the ground. Since then daughter has started training horses. Wants to board horses for friends. Eventually wants to do clinics.
- Julie Weber – Very small. Daughter very involved in barrel racing and High School Rodeo.
- Dan Davis – How many stalls?
- Ryan Weber – 8 stalls.
- Dan Davis – Did the previous owner board horses?
- Ryan Weber – Yes, we believe so.
- Dan Davis – Did we know they were running the business?
- Chris Voelker – No.
- Julie Weber – The LLC is for our protection.
- Dan Davis – Where do you do the barrel racing?
- Ryan Weber – Both inside and outside.
- Dan Davis – How much parking do you have?
- Ryan Weber – Just graveled the area in front of the barn (showed on the map).
- Dan Davis – Will you have any events?
- Julie Weber – That is not in the plans. It would be more clinics. It's a learning experience.
- Dan Davis – How many horses do you own?
- Julie Weber – We have 7.
- Dan Davis – How many do you want to board?
- Julie Weber – 5-6.
- Jane Kolmer – Are you leasing the property next door? Do you plan to use that for the business? She listed that house. Don't believe they had a commercial business. At least not to her knowledge.
- Julie Weber – Yes, they are leasing the property next. No, not planning on using it for the business. They use it for hay and pastures.
- Dan Davis – You don't have any hay?
- Ryan Weber – We do (showed on the map).
- Dan Davis – Had a problem before that people kept bringing horses and eventually had a bunch of horses. Might want to consider a limit.
- Jane Kolmer – It is a lot of horses on 10 acres.
- Nathan Brinkman – Do you buy hay other than what you have on site?
- Ryan Weber – Yes.
- Carlyle Mueller – The horses are generally going to be inside and no events.
- Dan Davis – County engineer had a comment about the entrance.
- Ryan Weber – Yes, it has been correct. There is a plan to widen the entrance. Working with him.
- Karin Callis – The engineer wants an entrance permit.
- Carlyle Mueller – Setting it up as an LLC. We will issue the Special Use in the name of the LLC. So once of year, you will have to come in and tell who the owner is of the LLC.

9. Motion by Dan Davis, second Walter Wetzel to recommend to approve Ryan and Julie Weber a Special Use Exception for commercial stable on Parcel #11-23-100-009 with condition that they will get the entrance permit and no more than 14 animals on the property located at 6574 Crook Road, Waterloo, Illinois. Yes – 10, No – 0. Motion passed.

OLD BUSINESS:

COMMITTEE NONIMATION:

Carlyle Mueller – The Land Use Committee will stay the same. Consisting of the full Planning Commission Board. The Comprehensive Planning Committee will also be the full Planning Commission Board.

TREASURER’S REPORT: No Report

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of December 2022, there were 25 (2 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$3,506.00, Inspections \$4,095.00, Electrical License Renewals \$1,375.00, Filing Fees \$500.00, Municipal Inspections \$2,405.00 and Certified mail fee and publication \$76.016. Total fees collected for the month of December 2022 was \$12,457.16.

Received an email from the lady working on the comprehensive plan. She recommended 25 people on the committee and a list of people she would recommend. It would take 18 months and 50 meetings. This group will work on the Comprehensive Plan

We have to have a comprehensive plan meeting this month to go through the notes that Frank made and any other ideas. The original Comprehensive Plan Committee will work on the zoning code. Comprehensive Meeting, January 18th at 7:00 pm.

Carlyle Mueller appointed Tim Berg the new chairman of the Comprehensive Plan Committee.

January 17th, FEMA is meeting for the Flood maps for the county. It is a public meeting.

Motion Karin Callis, second Tim Berg 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 Tim Berg. Voice Vote – All Aye.

Next Regular Meeting – February 2, 2023