

MONROE COUNTY PLANNING COMMISSION MINUTES

May 4, 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, Karin Callis, Dan Davis, Dave Glosecki, Carlyle Mueller, Robert Schlegel, and Walter Wetzal. Ex-Officio Members present were George Green, Aaron Metzger, and Chris Voelker.

APPROVAL OF MINUTES: Motion, second to approve April 6, 2023, Voice vote – all aye.

NEW BUISNESS:

Petition for: Set back Variance

Current Zoning: A-1

Petition by: Thomas Goodnick

Located at: 6977 Deer Hill Rd., Waterloo, IL

PIN: **07-29-300-001**

Fee: \$200-Paid

Documents Reviewed:

1. Letter of Intent:

I am requesting a variance for the above address to seek relief from the side yard setback requirement. The proposed reduction of the side yard setback requirement to accessory buildings would allow me to add a lean-to on my garage to cover my truck, lawn mower, off-road vehicle, and to store items in a dry, safe space.

1. Due to the specific layout and topographic features of my property there is not a lot of room for covered parking and storage space. These features are, but not limited to; having a road on either side and front of the house, sinkhole on the opposite side of the garage, septic tank lateral lines behind the garage, and the remaining areas spoken for or wooded. The required 50 ft setback to accessory buildings does not allow me to build a covered area to park my truck, mower, off-road vehicle, and more; causing a cluttered look that I'm sure no one likes to see. I am requesting a reduction of the side yard setback to accessory buildings from 50 ft to 25 ft which I feel gives plenty of space for trash trucks, snow plows, tractors, etc. as it would still be behind the trees in that area.
2. Granting the variance will not affect the public, the properties or improvements in the zoning district. Along with that, granting the variance will not conflict with any adjoining properties and allow me to keep expensive purchases out of sight and out of the unpredictable Midwest climate.
3. The material used will match the existing building and be done to the highest standards.

Thank you for your consideration,

2. Health Department: No issues with the request as it would not interfere with the private sewage disposal system.
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:
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: Minimal
7. Present Use of Property: Residential
8. Comments:
 - Dan Davis – Setback variance by Thomas Goodnick.
 - Thomas Goodnick – Wants to build a lean to off of his garage. Wants to park his truck under it. Just wants room for it. Started building it without a permit. Got the stop notice. And notified he had to get a variance.
 - Aaron Metzger – The road is in the center of the easement.
 - Chris Voelker – Measured 38 feet to the edge of the building. From the center of the road. Showed pictures.
 - Carlyle Mueller – What gave the impression you didn't need a permit?
 - Thomas Goodnick – Realtor said didn't need one. They misunderstood what he was explaining.
 - Dan Davis – You can't put it on the other side.
 - Thomas Goodnick – There is a sink hole. There is 8 feet off the backside too.
 - Dan Davis – There's another building.
 - Thomas Goodnick – It is a plastic garden shed.
 - Dan Davis – Why couldn't you put something there.
 - Thomas Goodnick – It isn't big enough.
 - Carlyle Mueller – How far is it from the back of the garage to the little shed?
 - Thomas Goodnick – Not sure. Has about 8 feet and there is a bunch of trees. Had to cut one out because it is dead.
 - Carlyle Mueller – Have you checked with the phone company for their easements
 - Thomas Goodnick – No.
 - Dan Davis – No one marked utility lines.
 - Thomas Goodnick – No. Before he moved in Julie marked the power lines.
 - Dan Davis – If you would have gotten a permit first, would not be in this position.
 - Thomas Goodnick – Correct.
 - Karin Callis – How many feet are we talking about?
 - Carlyle Mueller – We are talking almost on the road.

- James Agne – What is the difference if you put it on the other side?
- Thomas Goodnick – There is a sink hole.
- Thomas Goodnick – It is about 28 feet to the edge of the road.
- Dan Davis – Where is the dumpster going to be? Isn't it close to the road?
- Thomas Goodnick – He can move it wherever. Just thought that was an easy place for them to get in and out.
- Chris Voelker – It is 38 feet from the center of the road. It should be 80 feet off the center, unless you know the property corners, then it is 50 feet.
- Thomas Goodnick – There is 28 feet between the edge to the road.
- Laura Kipping – There is no variance associated with the permit of the garage.
- Carlyle Mueller – Does not like that buildings are being put up without checking to see if anything is needed.
- Aaron Metzger – In the past when there was a roadside setback variance, we ask for an additional easement. Most of those are for smaller right-of-way. The last one was 30-foot right of way and we asked for 10. The one before that was 40-foot right of way and we asked for 10. In this case it is already 50-foot right away and no plans in the future, that I know of, to expand. I just want to note that we talked about additional easement, but since it is already a 50-foot right-of-way, additional is not needed.

9. Motion by Dan Davis, second Robert Schlegel to recommend to approve the Area/Bulk Variance by Thomas Goodnick to reduce the setback from 50' to 38' for the construction of the lean to on the property located at 6977 Deer Hill Road, Waterloo, IL. Parcel #07-29-300-001-000. Yes –6, No –2. Motion passed.

OLD BUSINESS:

TREASURER'S REPORT: None

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of April 2023, there were 25 (1 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$8,898.00, Inspections \$7,280.00, Electrical License Renewals \$500.00, Filing Fees \$200.00, Electrical Contractor Registration \$500.00, and Municipal Inspections \$520.00. Total fees collected for the month of April 2023 was \$17,898.00.

ROAD REPORT:

(Aaron Metzger) Read letter regarding improvement to intersection at Hanover Road and Route 3. According to the letter, phase 1 and phase 2 generally take 12-18 months. Was told they are looking at three years.

Motion Tim Berg, second Walter Wetzel to approve Zoning Officer's Report and Road Report. All aye by voice vote.

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: Meeting next Wednesday, May 10, 2023 at 7:00.

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT: Sent out the minutes.

ADJOURNMENT: Motion James Agne, second by Robert Schlegel. Voice Vote – All Aye.

Next Regular Meeting – June 1, 2023