

MONROE COUNTY PLANNING COMMISSION MINUTES

June 1, 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 Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Dale Haudrich, Carlyle Mueller, Robert Schlegel, and Gene Stumpf. Ex-Officio Members present were Aaron Metzger, and Chris Voelker.

APPROVAL OF MINUTES: Motion Robert Schlegel, second Karin Callis to approve May 4, 2023, Voice vote – all aye.

NEW BUISNESS:

Petition for: **Setback Variance** **Current Zoning:** **A-1**
Petition by: Dan Alexander
Located at: 8282 D Road, Waterloo, Illinois
PIN: 07-07-400-010
Fee: \$200-Paid

Documents Reviewed:

1. Letter of Intent:

On February 1, 2023 we lost our home at 8282 D Road to a late-night fire.

Upon researching a building permit to replace the structure, I discovered that the amended setback ordinance for D Road was still on the books.

Building commenced in 1988 and the ordinance passed in 1989. I was informed by then-County Engineer Ron Polka that setback would revert to common figures when the bridge over Fountain Creek was replaced and the road improved. I provided right-of-way acreage for the improvements and the bridge was replaced.

I am hereby applying for a variance of the amended ordinance to replace the home within the former footprint and location. Terrain on the south side of D Rd. precludes using the amended figures and would render the site unsuitable for building.

2. Health Department:

Dan Alexander contacted our department regarding a building variance request at the above location. Our department has no issues with the request. The existing aerobic treatment unit may be utilized and the necessary repairs have been discussed. The PSDS repairs will need to be verified prior to the final inspection on the new home. Let me know if you have any questions. Brian Eckert

3. Soil and Water Conservation Report: none

4. Effect on Comprehensive Plan: none

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: recently fire destroyed residence.
8. Comments:
 - Dan Davis – Petition by Dan and Linda Alexander.
 - Dan Alexander – Lost house February 4th due to a fire. The setback would prevent him to rebuild in the same place. Didn't think when they made the change it would affect him because his house was already built. Now, wants to build at the same location of the previous house.
 - Dan Davis – How many feet are we talking about?
 - Brian Coats – It is 55 feet to the edge of the road. Approximately 65 feet to the center line.
 - Dan Alexander – The ordinance went into effect in 89. Put the foundation in in 88.
 - Chris Voelker – Got the permit in June of 88. The ordinance then was 50 foot from the front of the yard and 30 feet from the center line of road. August 1989 it changed to 105 feet from center of the road or 75 feet of established right-a-way.
 - Laurie Brown – Not using the former footprint.
 - Carlyle Mueller – The dash lines are the former footprint.
 - Brian Coats – Can't move the house back, due to the slope. Are the any concerns with the corner of the house to the east side of the property?
 - Dan Alexander – No. The new profile stops before it gets to that.
 - Chris Voelker – Told him that the back corner would be 25 feet off the line.
 - Dan Davis – None of the corners go past the original footprint.
 - Carlyle Mueller – Drove by and it looks like there really isn't any other options.
 - Aaron Metzger – We have been practicing to consider easements for future road improvements.
 - Laurie Brown – There is already a utility easement there.
 - Dan Alexander – Does not have a problem with an additional right-a-way.
9. Motion by Dan Davis, second Laurie Brown to recommend approving the request for a front setback variance of 39 feet on parcel number #07-07-400-010 at 8282 D Road, Waterloo, Illinois and that the property owner is willing to grant an additional 10 feet of right of way to the road district. Yes –9, No –0. Motion passed.

OLD BUSINESS: None

TREASURER'S REPORT: None

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of May 2023, there were 28 (2 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$5,397.00, Inspections \$6,890.00, Electrical License Renewals \$2,500.00, Filing Fees \$200.00, and Municipal Inspections \$455.00. Total fees collected for the month of May 2023 was \$15,442.00.

ROAD REPORT: None

Motion Laurie Brown, second Karin Callis to approve Zoning Officer's Report and Road Report. All aye by voice vote

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: Next meeting June 21, 2023 at 7:00 pm

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT: Has an upcoming meeting. Will have an update next meeting.

ADJOURNMENT: Motion Brian Coats, second by Gene Stumpf. Voice Vote – All Aye.

Next Regular Meeting – July 6, 2023