

MONROE COUNTY PLANNING COMMISSION MINUTES

September 7, 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, Brian Coats, Dan Davis, Dave Glosecki, Jane Kolmer, Carlyle Mueller, Robert Schlegel, and Gene Stumpf. Ex-Officio Members present were George Green, and Chris Voelker.

APPROVAL OF MINUTES: Motion Tim Berg, second Jane Kolmer to approve July 7, 2023, Voice vote – all aye.

NEW BUISNESS:

Petition for: **Special Use for Dog Training & Boarding** **Current Zoning: A-1**
Petition by: Jeremy Ries, Katie Reis, DBA MoCo Bottom's Labs
Located at: 863 Berger Rd. Valmeyer, IL 62295
PIN: 09-33-300-002-000
Fee: \$300-Paid

Documents Reviewed:

1. Letter of Intent:

Not exactly sure what is all needed in this letter but glad to answer any questions you all may have. MoCo Bottom's Labs is a board and train business that specializes in training high end retrievers for hunting and competitions. We also offer basic obedience training for other large breeds. We have been a registered business in Illinois since 2017, as well as being licensed and inspected by the Illinois Department of Agriculture. We work out of our residence at 863 Berger Rd. Valmeyer Illinois. We are in a desolate area with no neighbors living in a proximity. We were shocked to find we need a special use permit. We apologize for not having one and would like to request one now with this letter and application we have turned in.

2. Health Department:

Jeremy Ries contacted our department regarding a dog training facility located at 863 Berger Road, Valmeyer. At this time, there is no plumbing present that would require a private sewage disposal system or any action from our department. Please let me know if you have any questions. Brian Eckert

3. Soil and Water Conservation Report: none
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: minimal
7. Present Use of Property: A-2 residential
8. Comments:
 - Dan Davis – Special Use Exception files by Jeremy and Katie Ries.
 - Jeremy Ries – Got a letter in the mail after having the business for seven years
 - Jeremy Ries – Does high end boarding and training. Occasionally breeds the dogs. Main business is training for hunting and competitions.
 - Dan Davis – How many dogs do you have?
 - Jeremy Ries - From April until now have about 30 dogs.
 - Carlyle Mueller – Do most of the dogs belong to other people?
 - Jeremy Ries – Right now we have about eight dogs.
 - Dan Davis – The health department has no problem with the current sanitation
 - Jeremy Ries – We pick out and dispose of the waste. Don't have to have a septic. Inspected by the department of Agriculture ever year.
 - Dan Davis – How far is the nearest neighbor.
 - Jeremy Ries – About a quarter mile
 - Dan Davis – As far as he knows there hasn't been any complaints.
 - Chris Voelker – After talking to the plumbing inspector there should be water and a bathroom since the public comes on site.
 - Jeremy Ries – We use the house as part of the business. They normally just come into the house.
 - Chris Voelker – Randy Randolph the plumbing inspector also said he would check further.
 - Brian Coats – Why can't he use the bathroom in the house since the business is run from the house.
 - Chris Voelker – Randy couldn't be here tonight, but he could answer those questions. It also has to be ADA accessible.
 - Dan Davis – As far as we are concerned we are just approving that he can have the business.
 - Chris Voelker – You are giving him the Special Use to have it.
 - Gene Stumpf – How after seven years are we just hearing about it?

- Chris Voelker – Someone complained. No neighbors have complained. It was someone complaining about the business.
- Dan Davis – If we approve this, there will still be the plumbing issue.
- Gene Stumpf – If we approve this, there should be a time limit to revisit.

9. Motion by Dan Davis, second Tim Berg to recommend to approve the Special Use Exception by Jeremy and Katie Ries to operate a dog training and boarding facility, to be reviewed in two years. The property is located at 863 Berger Road, Valmeyer, IL, parcel #09-33-300-002. Zoned A-1. Yes – 8, No – 0. Motion passed.

OLD BUSINESS: None

TREASURER’S REPORT: None

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of July 2023, there were 40 (4 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$5,670.00, Inspections \$8,580.00, Electrical License Renewals \$500.00, and Filing Fees \$300.00. Total fees collected for the month of July 2023 was \$15,050.00.

In the month of August 2023, there were 38 (5 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$6,072.00, Inspections \$7,800.00, Electrical License Renewals \$1,125.00, Filing Fees \$300.00, and Municipal Inspections \$1,170.00. Total fees collected for the month of August 2023 was \$16,467.00.

Motion Tim Berg, second Gene Stumpf to approve Zoning Officer’s Report. All aye by voice vote

ROAD REPORT: None

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: None

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT: There is a meeting next month.

ADJOURNMENT: Motion James Agne, second by Tim Berg. Voice Vote – All Aye.

Next Regular Meeting – October 5, 2023