

MONROE COUNTY PLANNING COMMISSION MINUTES

December 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, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Dale Haudrich, Carlyle Mueller, and Robert Schlegel. Ex-Officio Members present were George Green, Aaron Metzger, and Chris Voelker.

APPROVAL OF MINUTES: Motion Brian Coats, second Tim Berg to approve September 7, 2023. Voice vote – all aye. November 2, 2023 there was not a quorum, therefore did not vote on the minutes.

NEW BUISNESS:

Petition for: Area/Bulk Variance of setback
Petition by: Thomas & Julie Falk
Located at: 4204 GG Rd, Waterloo, IL
PIN: 07-11-200-004
Fee: \$200-Paid

Current Zoning: MA-2

Documents Reviewed:

1. Letter of Intent:

To whom it may concern:

We, Tom and Julie Falk would like to be approved to add a 12' X 14' front porch with an open gable in look, and will be covered and tied into the existing roof. We think it would definitely ad curb appeal and help protect our home from storms blowing in from the north. We know its 55' from the center of the road to our 6¹• X6 porch post, but the house was built in 1984 and I don't think there was setbacks then.

Thank you for the time to consider this matter.

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: Minimal
 7. Present Use of Property: Personal residence
 8. Comments:
 - Thomas Falk – Applied for the building permit realize that they were too close to the road. The building will be 55 feet. Never had a front porch.
 - Julie Falk – Had storm damage to the trees and now want to build a porch.
 - Thomas Falk – There is concrete there already.
 - Aaron Metzger – No plans to widen the road. Past practice is to grant an easement in decreasing the setback.
 - Dan Davis – There have been no concerns from neighbors.
 - Thomas Falk – From the end of the current post to the center of GG Road is 55 feet.
 - Dan Davis – Does the neighbors have a front porch? How far off?
 - Thomas Falk – It may be a little farther back, but not by much.
 - James Agne – What is it supposed to be to the center line?
 - Thomas Falk – It is currently 55 feet. His house doesn't meet the setback either.
 9. Motion by Dan Davis, second Tim Berg to recommend to approve the Area/Bulk Variance by Thomas and Julie Falk to reduce the setback by 25' for the construction of a porch with the provisional of a 10' road easement to the Road District 6 on the property located at 4204 GG Road, Waterloo, IL. Parcel #07-11-200-004. Yes –9, No –0. Motion passed.
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Petition for: **Area/Bulk Variance-setback**
Petition by: Penny & Sheldon Burmester
Located at: 22 Lookout Dr., Columbia, IL
PIN: 04-26-101-052
Fee: \$200-Paid

Current Zoning: R-4

Documents Reviewed:

1. Letter of Intent:

We are wanting to put a metal carport on an existing concrete pad to park our camper under. The location of this existing concrete is next to our existing garage and our driveway already goes to this concrete pad making it the perfect location. It is also the best location as far as it not being an eye sore to anyone. The prior owner, Steve Killy also put his boat and extra stuff there per the neighbors. The building/car port would be about 20" from the existing garage. We cannot meet the "setback" rule of 10' from an existing building. There is no place else on this piece of property that would work or be

convenient without being an eye sore or causing us to do another driveway, concrete, etc. We have talked to all the neighbors and no one has a problem with this.

Thank you for your time and consideration in this matter.

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: Minimal
 7. Present Use of Property: Private residential
 8. Comments:
 - Sheldon Burmester – We are not part of the subdivision.
 - Sheldon Burmester – Looking to get an RV carport along the side of the building. It will not be 10 feet from the existing building.
 - Penny Burmester – It will be open on all the sides.
 - Dan Davis – Basically just a canopy.
 - Penny Burmester – Will only be about 22 inches from our building. There is 10 feet from the edge of the concrete to the property line.
 - Dan Davis – Have any neighbors complained?
 - Sheldon Burmester – Have talked to the neighbors and no one said they had a problem.
 - Chris Voelker – Joyce Fisher called in and said she doesn't have a problem with it.
 9. Motion by Dan Davis, second Robert Schlegel to recommend to approve the Area/Bulk Variance by Sheldon and Penny Burmester to reduce the setback of 10' to 2' to for a metal canopy carport on the property located at 22 Lookout Drive, Columbia, IL. Parcel #04-26-101-052. Yes -9, No -0. Motion passed.
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Election of Officers:

Recommending the following:

- Chairman – Carlyle Mueller
- 1st Vice Chairman – Walter Wetzel
- 2nd Vice Chairman – Tim Berg
- Treasurer – Dale Haudrich
- Secretary – Brian Coats

Motion Robert Schlegel, second Brian Coats to close nominations. All Aye by Voice Vote.

Planning Commission by-laws:

Ryan Webb – Reduce the committee to 15 members, so 8 requires a quorum. Meetings will be called by the chairman upon an application being filed. No longer have to cancel the meetings.

Carlyle Mueller – The by-laws mention daylight savings time to meet at 8:00. Would like to change that.

Ryan Webb – Will have the amendments drafted by the next meeting to vote on them.

OLD BUSINESS:

TREASURER’S REPORT: None

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of November 2023, there were 21 (2 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$8,109.00, Inspections \$5,330.00, Electrical License Renewals \$500.00, Filing Fees \$400.00, Electrical Contractor Registration \$500.00, and Municipal Inspections \$455.00. Total fees collected for the month of November 2023 was \$15,294.00.

Need everyone to response if you are going to make the meetings or not.

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

ROAD REPORT: None

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: There will be a meeting after the first of the year.

POLICY REVIEW COMMITTEE: No longer exists.

ECONOMIC DEVELOPMENT: None

LAND USE COMMITTEE and COMPREHENSIVE PLAN COMMITTEE will be composed of all of the Planning Commission members.

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

Next Regular Meeting – January 4, 2024