

MONROE COUNTY PLANNING COMMISSION MINUTES

January 4, 2024

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, Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Jane Kolmer, Carlyle Mueller, Charles Pittman, and Walter Wetzel. Ex-Officio Members present were George Green, and Chris Voelker.

APPROVAL OF MINUTES: Motion Walter Wetzel, second Tim Berg to approve December 7, 2023. Voice vote – all aye.

NEW BUSINESS:

By-Laws

- Ryan Webb – We will not be removing the treasurer. There is still a function there even if it is not being practiced. Article II is unchanged. Section I, the first Thursday of the month at 7:30 pm. Removed 8:00 during daylight saving times. Another change is the removal of the requirement of having to have a meeting. If there is not reason to have a meeting there will not be. Another change is quorum is 8 members. Section 4 – In the event of a vote which results in an even number of yeas and nays, the item shall be deemed to receive a negative recommendation. No officer shall have the right to cast a second vote in the event of such tie. Section 5 – items can be taken out of order. Section 6 – Chairman may as for a voice vote on any or all administrative matters. Section 7 – removed “additional business may be considered at the meeting only upon the consent of two thirds of the members present.
 - Motion by Brian Coats, second Karin Callis to approve the draft of the By-Laws. Voice vote – all aye.
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Petition for: **Rezoning from A-2 to B-2 Current Zoning: Requested for B-2, 5.72 acres**

Petition by: Richard Brinkmann

Located at: 950 Floraville Road, Waterloo, IL

PIN: 08-20-200-002

Fee: Paid

Documents Reviewed:

LETTER OF INTENT

Thank you for the opportunity to show my intent for a new storage business located at 950 Floraville Rd. Waterloo, IL 62298.

To cover a little bit of history on this location, it is important to realize that this property has been in commercial businesses in the past. Brinkman Brothers Farm Equipment was in business on this

property from 1960 thru 1972. And my father ran a welding business from 1979 thru 1998. There are other commercial businesses in the neighborhood including Baxmeyer Construction Inc., Mystic Oaks Golf Course next door and some senior care facilities. This location and the surrounding area has a rich history of commercial businesses.

The following is a short list of reasons I would like to start a storage business:

1. Just like any other business, I would like to generate profits to supplement me and my family's wellbeing and future.
2. There are no storage opportunities for the new subdivisions going up in this area. A storage facility located here on the east side of town will fill a needed void for storage.
3. My location here at 950 Floraville Rd. is a perfect location for a new storage business as it is located across the street from new subdivisions and will be located on the main drag in this area.
4. I would also like to leave a legacy business that will be here for years to come that will help my children and grandchildren in the future.
5. New construction will enhance my property and the surrounding properties.
6. There is plenty of space and opportunities for more growth on the east side of town and I'm sure there will be other houses and subdivisions built here in the near future that will need storage.

Thank you for the opportunity to submit this Letter of Intent for your consideration. Please don't hesitate to contact me with any questions you may have.

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1. Health Department: no Comment
 2. Soil and Water Conservation Report: No comment
 3. Effect on Comprehensive Plan: Plan is for residential use
 4. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Minimal
 5. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties:

From Aaron Metzger email, Floraville Road is a 22 ft. wide Hot mix asphalt County Highway with new hot mix asphalt shoulders.

The average daily traffic on Floraville Road is 3,100 vehicles per day. If the property is Re-zoned, we will evaluate the entrance for commercial use upon building permit application.

6. Present Use of Property: Residential
7. Comments:
 - Dan Davis – Currently zones A2 but wants it to be zoned B2.

- Richard Brinkman – Would like to build storage unit. Wants to make it all match and look nice.
- Dan Davis – It had been used commercial years ago.
- Richard Brinkman – Dad had businesses years ago. Didn't know it needed to be rezoned.
- Dan Davis – Showed on the map where the property is located. Did we ask Waterloo about it since it is so close to the city limits?
- Ryan Webb – For a subdivision yes, but not for this.
- Richard Brinkman – Wants to do this to make everything look nicer.
- Dan Davis – The comprehensive plan that we are working on, has that to be residential. Is currently being used residential. It is zoned agricultural.
- Jane Kolmer – Did it used to be zoned differently, when your dad had it?
- Richard Brinkman – It was not required back then.
- Charles Pittman – How is the Baxmeyer place zoned?
- Chris Voelker – It is industrial.
- Andrew Horrell – Lives at 923 Forbes Dr. Quail Ridge. What time of storage? Long term, will there be rental truck services? Outdoor storage? What time of fencing? Lighting? Quail Ridge is currently doubling in size. Only have two entrances. Concerned with the increase traffic. Concerned about the high-speed zone. Could it be reduced? Concerned about the potential light pollution. Concerned about lights and signs that are lite and the difficulty to see. Concerned about the potential increase in crime.
- Richard Brinkman – No rental truck services. Chain link fence with a keypad to get in and out. No tall poles. Little lights on the buildings.
- Dan Davis – We can't control the traffic. That is up to Waterloo.
- Mark Freeman – Lives at 910 Taylor Dr. Quail Ridge. Concerned about the speed and traffic. Also, worried about the lighting and the safety of everyone.
- Chris Voelker – The lighting has to be cast down.
- Dan Davis – According to Aaron Metzger, any entrance has to be approved. Will need to have a business entrance approved.
- Richard Brinkman – Willing to make changes to the entrance. The fence will be set far enough back for them to punch the keypad to get in.
- Chris Voelker – Read the County Engineer comments regarding the road and the amount of traffic.
- Laurie Brown – At this time you are just doing units.
- Karin Callis – Can we say for only indoor storage.
- Dan Davis – We are changing the zoning.
- Charles Pittman – How many units?
- Richard Brinkman – 68 units. Doesn't want cars in there.
- James Agne – How tall is the large building.
- Richard Brinkman – 20 something feet tall.
- James Agne – Can position the lighting so it isn't shining out to the residence.

- Richard Brinkman – The new buildings will be shorter than the tall one. It will block the lights.
 - Carlyle Mueller – If you install the right lights there won't be a problem with lights.
 - Ryan Webb – If it is rezone there is nothing that can be done with a special use. This is the last opportunity.
 - Chris Voelker – Does it meet requirements to be zoned business.
 - Ryan Webb – There is a special use that links to the residential house that is on the property. It doesn't need to be addressed now, it will be grandfathered in.
 - Richard Brinkman – Right now, there is no storage around this area. They have to drive 6 miles or go to Waterloo.
 - Brian Coats – Can't they get a Special Use for the business.
 - Chris Voelker – It is not permitted in A2.
 - Carlyle Mueller – Read what is permitted in B2. If it is rezoned, any of them can show up in the future.
8. Motion by Dan Davis, second Tim Berg to recommend to approve the Zoning Ordinance by Richard Brinkman to rezone the property from A2 to B2 located at 950 Floraville Road, Waterloo, IL. Parcel #08-20-200-002. Yes –6, No –3, Abstain - 1. Motion passed.
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Petition for: **Special Use** **Current Zoning: A-1**
 Petition by: Brad Horn
 Located at: 4972 LL Road, Waterloo, IL
 PIN: 16-06-200-003 (pt)
 Fee: Paid

Documents Reviewed:

1. Letter of Intent:

My name is Brad Horn and I am a lifelong resident of Waterloo and I have been residing at 4972 LL Rd Waterloo, IL 62298 for 12 years now and running my own business for 9 years now. During my time here, I have made many significant improvements to my property which has not gone unnoticed by my neighbors or the tax assessor. In preparation for this special use permit I went around and discussed my intentions with my neighbors and in addition to their blessings they all commented on how nice I keep my place and how happy they would be for me to do this.

I have been a pilot for several years now and it's been my dream to keep my plane at my house and fly out of my backyard. It's also a matter of utility and practicality. I currently keep my plane in Sparta which is a 35-minute drive away and as a business owner and father my time is very limited. Columbia's airport is a similar length drive and impracticality. My intention is to establish a 1,300' east/west grass strip

which would have me only taking off and landing over farm ground and I have discussed and gotten the ok from the farmer whose land I will be going over. There will be 1,850' of field between the end of the grass strip and the neighboring sheds and bins as indicated in the picture. This grass strip will present no safety concerns to any people or buildings and will create no more noise than a truck driving down LL road. I have over 500 hours as a pilot and I train and practice constantly. I keep myself current in multiple aircraft and types and take pride in a safe record. The plane I would be operating from here is specifically modified for short grass strips and would have no issues operating safely in the proposed strip. I have personally operated it off 500'.

To be clear this will be a private grass strip for my own use. There are limiting factors which should automatically alleviate worries of an airport, or excessive traffic or noise. The grass will eliminate many potential airplanes that stick to pavement. The length of 1,300' will eliminate 3/4 or more of general aviation planes and pilots from dropping in. For example, Sparta is 4,000' and Columbia is 2,400'. I don't have the intentions or current financial means to build hangars for multiple planes. I will only be keeping one plane of my own here. There will not be training conducted here nor will there be any commercial activities. I would estimate on average a takeoff and landing once or twice a week.

I love Monroe County and appreciate all it has to offer. I appreciate the commissioners and officials that continue to make Monroe County a great place to live and raise a family and run a business while maintaining high standards of living. I have always prided myself on being an asset to my neighborhood and will continue to do so. The approval of this special use permit would only enrich my love, passion and pride for my property, neighborhood, and community.

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: Residential
8. Comments:
 - Dan Davis – Asking for a special use to build a grass runway. You don't own where the air stipe will be.
 - Bradly Horn – Last week, he closed on the property.
 - Bradley Horn – Want to put in an east to west runway. 1300 feet long. It will be for my own personal use. Talked to all of my neighbors and got signatures that they don't have a problem with it. There is 1800 feet of space.
 - Dan Davis – Not going to put a hanger.
 - Bradley Horn – The shed I already have is big enough for his plane.
 - Dan Davis – In the intent, he mentioned that he will be the only one landing and taking off from there.
 - Bradley Horn – Most people don't want to land or take off from grass. Don't mind putting a restriction that no one else can land or take off from there, if that is what it takes. Would like to have buddies come too. But that would only be every once in a while. Easy restrictions are that he can't pave it and that it can't be commercial. There are 4 other registered stripes in Monroe County that are private.
 - Jane Kolmer – Is there special fuel handling that is required?
 - Bradley Horn – That is more of a hassle.
 - Carlyle Mueller – Will you want to put lights so you can land at night.
 - Bradley Horn – Would like to put solar lights that I can mow over, just in case.
 - Jane Kolmer – Can we put a limitation of what kind of aircraft?
 - Dan Davis – Yes, we can.
 - Bradley Horn – The 1300 feet will restrict the aircrafts.
 - James Agne – Why did you designate which way you come and go?
 - Bradley Horn – There is a powerline and a house. It is common that there is a one way in and one out. Co-op is willing to put balls on the powerlines.
 - Ryan Webb – Would recommend it getting FFA registered.
 - Tim Harter – Down side to getting it registered. It then shows up on the chart. If someone is having mechanical errors they will see it as a nearby airport and it could possibly not be beneficial for them to land there. Has a grass stripe that is 2200 feet.
 - Bradly Horn – It could make a guy's bad day into a worse day.
 - Jane Kolmer - Is there any livestock nearby?
 - Bradley Horn – No.
9. Motion by Dan Davis, second Brian Coats to recommend to approve the Special Use Exception by Bradley Horn for a 1300 feet grass runway with the following limitations; landing to the east, take off to the west, has to remain grass, cannot be for commercial

use, and can have as many as 6 aircrafts at any one time. The on the property located at 4972 LL Road, Waterloo, IL. Yes –10, No –0. Motion passed.

Petition for: **Variance of Setback** **Current Zoning: A-1,**
 Petition by: Jimmie White
 Located at: 4054 Rolling Hills Estates, Fults, IL
 PIN: 10-35-349-004
 Fee: Paid

Documents Reviewed:

1. Letter of Intent:

The request is to be able to have a metal awning constructed over my RV. I have a cloth cover which is getting dilapidated from wind. Secondly, I haven't found the fountain of youth, consequentially my wife doesn't like me to get on the RV top to place the cloth cover on it. Happy wife, happy life.

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: none

7. Present Use of Property: residential

8. Comments:

- Dan Davis – Set back variance to build a canopy. How big will it be?
- Jimmie White- It is 8' by 35' with 14' legs.
- Dan Davis – Will it be on concrete or gravel?
- Jimmie White – There is already a concrete pad there.
- Dan Davis – It will have an aluminum top.
- Carlyle Mueller – If he just extended his garage, he wouldn't even need to be here.
- Chris Voelker – Only concern could be fire protection. If there was a fire, it could go through the attic. But he is already parking it there.

9. Motion by Dan Davis, second Tim Berg to recommend to approve the Area/Bulk Variance by Jimmie L. White to reduce the setback to 2' from the house to construct a canopy on the property located at 4054 Rolling Hills St., Fults, IL. Parcel #10-35-349-004. Yes –9, No –1. Motion passed.

OLD BUSINESS:

TREASURER'S REPORT: None

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of December 2023, there were 25 (0 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$1,794.00, Inspections \$3,900.00, Electrical License Renewals \$1,375.00, Filing Fees \$850.00, and Municipal Inspections \$1,365.00. Total fees collected for the month of December 2023 was \$9,254.00.

ROAD REPORT: None

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: The committee will remain all of the existing members and all of the planning commission members.

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT: None

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

Next Regular Meeting – February 1, 2024