

MONROE COUNTY PLANNING COMMISSION MINUTES

March 7, 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 Tim Berg, Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Jane Kolmer, Carlyle Mueller, and Robert Schlegel Ex-Officio Members present - Eric Sutton.

APPROVAL OF MINUTES: Motion Laurie Brown, second Brian Coats to approve February 1, 2024. Voice vote – all aye.

NEW BUISNESS:

Petition for: **Special Use** **Current Zoning:** **A-2 (one-acre lot)**
Petition by: Schmidt/Foutch
Located at: 1165 S Market Street, Waterloo, IL
PIN: 07-36-400-002
Fee: Paid

Documents Reviewed:

1. Letter of Intent:

JSHC Enterprises LLC. is submitting this letter of intent to apply for a Special Use Permit to establish an automotive company/sale (Twelve 09). The facility will be located at 1165 S Market St. Waterloo, IL 62298.

The Facility will house a local automotive company. The services will include: Retail sales of cars, trucks, tractors, UTV's, golf carts and trailers. Towing and transportation.

The facility will work closely in Monroe County and surrounding communities to strive for excellence.

I Joseph Foutch will be available to respond to questions regarding the application. I can be reached at (618) 920-1650 or by email at jshcenterprisesllc@gmail.com

2. Health Department: No comment

3. Soil and Water Conservation Report: No comment

4. Effect on Comprehensive Plan: Plan is for residential and business to the south. Waterloo is I-1 and business to east

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: Could be impacted by Waterloo High School traffic.
7. Present Use of Property: residential with Special Use for indoor batting cage. Batting cage no longer in use.
8. Comments:
 - Dan Davis – Special Use on an A-2 zoning.
 - Joseph Foutch – Don't have a purchase contract on the current ownership.
 - Dan Davis – If we recommend to approve we would need that.
 - Dan Davis – Property is located down by Waterloo High School. It is a one-acre lot.
 - Joseph Foutch – Own a small auto company in Millstadt. Just moved down here and are looking to move the business on this property.
 - Dan Davis – Do you have any employees?
 - Joseph Foutch – Right now it is just him.
 - Dan Davis – Asking for a home occupation in an A-2.
 - Eric Sutton – This doesn't work with the zoning. It doesn't comply. Asking for a special use is the only option.
 - Brian Coats – Only allowed 1 employee according to the code.
 - Eric Sutton – The board can set the conditions because it doesn't comply.
 - Brian Coats – Probably want to consider that now going through the process.
 - Dan Davis – Mention you will have cars, trailers, UTV's, etc. They will be outside?
 - Joseph Foutch – The majority will be inside, but some will be outside. Normally keep everything inside locked up.
 - Dan Davis – There are a lot of things that he wants to do that we don't allow.
 - Jane Kolmer – There are 8-9 that he doesn't comply with. Why or under what circumstances would we want to consider this?
 - Brian Coats – Why not rezone?
 - Dan Davis – It is only one acre.
 - Brian Coats – So it is a special use with a lot of exceptions.
 - Brian Coats – It is right on Route 3 where we would want to encourage business. It is a consideration.
 - Jane Kolmer – The entrance poses a hazard with the school entrance.
 - Dan Davis – The other car lots on Route 3 don't have a ton of traffic.
 - Jane Kolmer – When getting deliveries at the time of school traffic might be a problem.
 - Joseph Foutch – He transports the cars himself. Does not use the big trucks.
 - Karin Callis – The cars you would be selling would be outside.
 - Joseph Foutch – Try to stock the majority of inventory inside. They would be outside at time. Some cars do stay outside.

- Carlyle Mueller – One consideration is that this is a Special Use not a rezone. If he does move it will go away.
- Brian Coats – Has there been any communication from neighbors.
- Laura Kipping – There are no concerns. Someone called just to see what it was going to be.
- Dave Glosecki – We did approve a business for the property.
- Charles Pittman – What is the plan for signage?
- Joseph Foutch – Wanted to ask what is allowed.
- Carlyle Mueller – Four square feet is what is allowed.
- Karin Callis – What does towing and transportation mean in the letter of intent.
- Joseph Foutch – He owns a tow truck and transports the cars himself.
- Jane Kolmer – Will there be wrecked cars on the lot.
- Joseph Foutch – No, doesn't want to look at that.
- Dan Davis – How many vehicles would be outside the building? ATV's and golf carts outside during seasonal weather.
- Joseph Foutch – Correct.

9. Motion by Dan Davis, second Laurie Brown to recommend to approve the Special Use Exception by Joseph Foutch and Samantha Ratterman to establish a motor vehicle sales dealership following the outline of Section 40-4-7 with the following amendments; paragraph A – he shall employ no more than two individuals who are unrelated to the immediate family residing on the premises, strike out paragraph B, strike out paragraph D, and add to paragraph H no semis and not to block route 3. Also following Section 40-4-8 with the following amendments; strike out paragraph C and in paragraph F the time period be two year. Last, no lighting shall face Route 3. The property is located at 1165 S Market St., Waterloo, IL. Parcel #07-36-400-002. Yes –9, No – 0. Abstain - 1. Motion passed.

OLD BUSINESS:

TREASURER'S REPORT: None

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of February 2024, there were 20 (1 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$6,189.00, Inspections \$6,825.00, Electrical License Renewals \$875.00, Filing Fees \$300.00, Electrical Contractor Registration \$500.00, and Municipal Inspections \$1,300.00. Total fees collected for the month of February 2024 was \$15,989.00.

ROAD REPORT: None

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: Email was sent out to establish small focus groups. Will recommend the new interest for the Planning Commission Board to also serve on the Comprehensive Plan. Would like to recruit new members.

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT: None

ADJOURNMENT: Motion Tim Berg, second Brian Coats. Voice Vote – All Aye.

Next Regular Meeting – April 4, 2024