

MONROE COUNTY PLANNING COMMISSION MINUTES

December 5, 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, Dan Davis, Tom Faulk, Dave Glosecki, Dale Haudrich, Jane Kolmer, Carlyle Mueller, Alex Knoll, Charles Pittman, Robert Schlegel, and Walter Wetzel. Ex-Officio Members present were Aaron Metzger and Chris Voelker.

APPROVAL OF MINUTES: Motion Jane Kolmer, second Walter Wetzel to approve November 7, 2024. Voice vote – all aye.

NEW BUISNESS:

The Land Use Committee will make the decision for the Hardship request. The requests will not go to the Planning Commission.

Petition for: Hardship Permit **Current Zoning: A-2**
Petition by: Walter & Kathleen Byerly
Located at: 3732 Red Brick Lane, Columbia, IL 62236
PIN: 04-27-300-004
Fee: Paid

Documents Reviewed:

1. Intent

Please accept the enclosed application and packet requesting a building permit to proceed with the addition of a second outbuilding on our almost 30-acre property, located at the end of a dead-end road at 3732 Red Brick Lane, Columbia, IL.

We are hoping you will consider approving our application or perhaps a variance so that we can continue to remain in our home as long as possible. This property is in a trust and will be sold when it no longer becomes feasible for us to continue even with help and the proceeds divided between our 3 children. At that time, if current zoning remains unchanged, it would be made clear to new owners that the second outbuilding could only be used as a garage/workshop, hobby shop or home office which would meet code requirements but remain an asset to the property.

Please do not hesitate to reach out to us if you require any additional information.

2. Health Department: new building requires separate septic system

3. Present Use of Property: residential

4. Comments:

- Dan Davis – They are wanting to build a separate structure because he has a hardship that requires someone to live on site.
- Walter Byerley – Wants a nontransferable variance.
- Dan Davis – A separate structure will require a year to year variance. We only grant temporary structures.
- Walter Byerley – It is set up to be a garage or a residence. The plans that it was taken from is a home office.
- Katheleen Byerley – We are wanting to temporarily convert the inside into a residence.
- Dan Davis – Why couldn't your son live in your house.
- Walter Byerley – He is 40 years old and he wants his own space. He is there for our assistance. We want someone there to help us.
- Dan Davis – Showed on the photo where the building will be. The other structure is a workshop. Why couldn't you put a bedroom there?
- Katheleen Byerley – Why would that be allowed?
- Walter Byerley – He would still need another garage to put the items in from that building.
- Dan Davis – Would you need a separate septic system?
- Walter Byerley – Had someone come out and they said they could tie into the existing system.
- Dan Davis – Got a letter stating they would need a separate one.
- Walter Byerley – Just wants to put a shed up. It is going to be a garage. Wants it so it can not be transferable. After it will go back to a garage. End game is the same. It will just be another structure.
- Dan Davis – You will have two residences on one property.
- Charles Pittman – They would still need a permit to convert the existing structure.
- Walter Byerley – It is the same thing.
- Tim Stubblefield (from State's Attorney Office) – If they said they would only grant it for one year would you still consider it?
- Walter Byerley – If I had to tear it down, no.
- Tim Stubblefield – Would expect it to be multiyear. The board members may not be the same year after year. When they come back, the outcome may not be the same. And it may have to be torn down.
- Charles Pittman – Is there another permit that it could fall under?
- Katheleen Byerley – It doesn't meet the requirements for a residence.
- Walter Byerley – Wants to be able to stay at the place I worked for until I pass away.
- Tim Stubblefield – Filed under a specific section.
- Walter Byerley – Didn't chose what it was filed under.
- Tim Stubblefield – By statue it is only for one year.
- Dale Haudrich – In the past we have granted a hardship variance for a modular unit.

- Walter Byerley – Do not want a modular home or a trailer on the property. It is not in the best interest of anyone. Trying to do what is right.
- Jane Kolmer – This comes up frequently in her line of work. Many people have kitchens and bathrooms in shed and pool houses. Sometimes when you have a pool house, your mother in law can live there. There are some farms where there are living quarters above a barn for the hired hands. Putting tiny houses on homes has become thing to protect legacies. Aging seniors is not really addressed in our county and there isn't a great plan. There is not an option for aging parents that don't want to go to assistant living or they can't afford it. Why is it not allowed to have two residences on a parcel?
- Tim Stubblefield – It is because the zoning code is set up as a master plan. The zoning code does not allow it. This is talking about changing the master plan as the environment is changing. It is a legitimate concern. If it is what people want then it has to be legislatively changed.
- Carlyle Mueller – It was written before any of us were here.
- Charles Pittman – We could approve it tonight and work toward changing the code possibly before the year it up. However, it does not guarantee anything.
- Dan Davis – Currently going over the comprehensive plan but it is a slow process. And this will be brought up.
- Chris Voelker – He can make a note on the deed.
- Carlyle Mueller – It can be recorded here at the courthouse.
- Chris Voelker – How the code is written right now, it is only for one year.
- Dan Davis – If we grant it for one year, can Chris grant it or does it come back.
- Chris Voelker – It has to come back.
- Charles Pittman – Residence is defined as 900 square feet.
- Chris Voelker – The hardship allows less than 900 square feet.

5. Motion by Jane Kolmer, second Robert Schlegel to recommend to approve the hardship request by Walter and Katheleen Byerley to allow the addition of a second outbuilding for one year on the property located at 3732 Red Brick Lane, Columbia, IL. Parcel #04-27-300-004. Yes – 10, No - 1. Motion Passed.

Discussion regarding when the year would start. New motion was made.

Motion by Jane Kolmer, second Charles Pitmann to approve the hardship request by Walter and Katheleen Byerley to allow the addition of a second outbuilding for one year to start after the final inspection. Charles Pittmann. Yes – 10, No – 0, Abstain – 1. Motion passed.

Petition for: Hardship Permit
Petition by: Justin Timmons
Located at: 2 Hilltop Lane, Columbia, IL
PIN: 04-10-300-019
Fee: Paid

Current Zoning: A-1

Documents Reviewed:

1. Intent

I am writing to request an exception to the zoning regulations to allow my retired mother to reside in a tiny house on my property located 2 Hilltop Ln, Columbia, IL 62236. This request stems from a genuine need to provide essential support and care for my elderly mother, which I believe constitutes a hardship under the current zoning restrictions.

My mother, Sheryl Timmons, is retired and unfortunately, her retirement funds are modest and along with some health issues, such as Varicose veins and ulcers, she would be much better suited being near family to assist. (see attached doctors' letter from her teledoc appointment- we rushed to get this scheduled once we found out) My mom always did what was needed for me growing up and I am committed to ensuring her well-being and providing her with a comfortable living arrangement that allows her to maintain her independence while being close to family.

Our family property spans 2.5 acres and is well-suited to accommodate a tiny house without compromising the aesthetic or functionality of the area. The placement of a tiny house will not only allow my mother to live independently but will also enable us to maintain a close-knit family support system, which is crucial for her overall health and happiness during her retirement years.

Furthermore, the proposed tiny house will be designed to complement the existing landscape and adhere to all safety and environmental regulations outlined by the county. We are committed to ensuring that its construction and placement will not disrupt the harmony of our neighborhood or pose any inconvenience to our neighbors.

I kindly request your understanding and consideration in granting this exception to the zoning regulations. Allowing my mother to reside in a tiny house on our property will not only alleviate financial strain but will also uphold our family values of compassion and unity. I am prepared to provide any additional information *or* documentation that may assist in evaluating this request.

2. Health Department: Sewer service can tap into existing system on site.
3. Present Use of Property: Residential
4. Comments:
 - Dan Davis – Hardship permit

- Justin Timmons – Specifies a tiny home. It is appealing. Not a trailer. Will be removed once it won't be used. Will do whatever is needed to do for code.
- Dan Davis – Does this one need a separate septic system.
- Justin Timmons – Spoke to the health department and it can use the existing septic system.
- Dan Davis – Not going to have a garage.
- Justin Timmons – No. There will be a driveway.
- Dan Davis – Was a plan submitted for the tiny home?
- Justin Timmons – No. Have spoke to the neighbors, no one opposes.
- Dan Davis – Why a doctor from New York?
- Justin Timmons – Thought we were coming in August and her current doctor couldn't get her in. Therefore, had to use telehealth.
- Mike Zavadil – Lives south of Justin. Concern was where the tiny house sewer would go. But now it isn't an issue since it will tie into the current septic system.
- Dan Davis – This would be for a year.
- Chris Voelker – A tiny home falls under the definition of a manufactured home.
- Eric Sutton – It is built on a trailer frame.
- Justin Timmons – Wants to do what looks nice, in budget, and meets the code.
- Eric Sutton – The tiny home is classified as an RV.
- Jane Kolmer – People do live in RV's. The idea of a tiny home was to be able to move across the country.
- Dan Davis – Are we going to required it to be on a foundation.
- Chris Voelker – It is what the land use committee deems necessary.
- Carlyle Mueller – If we required a steel storage container to be on a concrete foundation so it doesn't move around, then believes the home should be too.
- Alex Knoll – How do you inspect if it comes built?
- Chris Voelker – If it meets HUD standards, then we go by that.
- Eric Sutton – Can inspect the foundation and outlets.

5. Motion by Dave Glosecki, second Charles Pittman to recommend to approve the hardship request by Justin and Erica Timmons to allow the addition of a tiny home with it on a substantial foundation for one year starting from the date of the final inspection on the property located at 2 Hilltop Lane, Columbia, IL. Parcel #04-10-300-019. Yes – 11, No – 0. Motion Passed.

Petition for: Hardship Permit
Petition by: Linda Soeder thru Larry Greenfield
Located at: 343 Kopp Rd. Waterloo, IL 62298
PIN: 08-21-200-003
Fee: Paid

Current Zoning: A-1

Documents Reviewed:

1. Intent

Request hardship permit, thru Larry Greenfield, permission to live in the travel trailer on her property. Doctor letter indicates she is receiving treatments for malignant neoplasm of Colon cancer. Frame house on property was condemned in July of 2019.

2. Health Department: Question as to sewer service to travel trailer.

3. Soil and Water Conservation Report: No comment

4. Present Use of Property: A-1 residential.

5. Comments

- Dan Davis – Linda Soeder is not here. Daughter, Johna Soeder is present on her behalf. Asking to live in a camper on the property.
- Larry Greenfield – Wants to put a travel trailer up for Linda to live in while she is getting cancer treatments. They have given her 10 months.
- Dan Davis – Linda owns the property and the trailer. If you leave the trailer there it will need some tie downs or skirting.
- Carlyle Mueller – Drove by and looked. It is not suitable for winter living.
- Larry Greenfield – Working on getting her a comfortable place while she is undergoing the treatments. Prior to this she was staying in a car. Doing the best they can. Getting it insulated.
- Dan Davis – County Health wants to know how handling the septic.
- Larry Greenfield – It is directly hooked up to the septic system.
- Dan Davis – How will you keep the pipes from freezing?
- Larry Greenfield – Right now it is working. Wants to put hale bales over them.
- Dan Davis – Is it on well or fountain?
- Larry Greenfield – It is on well from the house
- Dan Davis – Is the house heated?
- Larry Greenfield – Part of it. The pipes are on the ground, insulated. Want her to be comfortable for what time she has left. Right now, it is working out and she can sleep in a bed. Trying to make it work as we are going on.
- Dan Davis – If it is approved can they ensure it is anchored down and a skirt put on it.
- Larry Greenfield – Yes.

- Chris Voelker – Read a letter sent in by Alvis Murray with no objections.

6. Motion by Dave Gloseski, second Alex Knoll to recommend to approve the hardship request by Linda Soeder to allow a trailer with skirting and anchors for one year from the date the modifications are approved on the property located at 343 Kopp Road, Waterloo, IL. Parcel #08-21-200-003. Yes – 11, No – 0. Motion Passed.

Election of Officers:

James Agne presented nominations:

Chairman – Carlyle Mueller

1st Vice Chairman – Walter Wetzler

2nd Vice Chairman – Tim Berg

Treasurer – Dale Haudrich

Secretary – Robert Schlegel

Motion by James Agne, second Walter Wetzler to approve the officer nominations. Yes – 11, No – 0. Motion Passed.

OLD BUSINESS:

TREASURE’S REPORT: None

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of November 2024, there were 24 (4 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$8,892.00, Inspections \$7,020.00, Electrical License Renewals \$250.00, Electrical Contractor Registration \$1,500.00, and municipal inspections \$455.00. Total fees collected for the month of November 2024 was \$17,817.00.

ROAD REPORT:

Aaron Metzger – Presented the 2025-2029 Improvement Program. 2025 projects. Resurfacing 156. Bluff Road over Carr Creek Bridge Replacement. Will close Valmeyer Road during phase 1, want to schedule it when school is not in session. One lane on Bluff Road will always be open. Rogers Street is ongoing. The remaining items for 2025 are the Road Districts. 2026 projects. Resurfacing in Valmeyer and bluff road overlay and HMA shoulders. MM Road Bridge project with Road District 4. 2027 projects. Bluff Road Flood Relief. Going to raise the road approximately 10 feet. Monroe City Bridge project with Road District 10 and Baum Road Bridge project with Road District 7.

April 2025 there will be Road District Commissioner election. Road District 2 there is a race for clerk and commissioner. Road District 5 is not running for reelection. Road District 6 will have a new clerk. Road District 9 new candidate for clerk.

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE: Next Thursday, December 12, 2024 is the next meeting at 7:00 pm.

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT: None

Nominating of Committees – Everyone on the Planning Commission is also on the Comprehensive Plan Committee and Land Use Committee.

ADJOURNMENT: Motion James Agne, second Dave Glosecki. Voice Vote – All Aye.

Next Regular Meeting – January 2, 2025 – 7:30 pm
