

MONROE COUNTY PLANNING COMMISSION MINUTES

April 3, 2025

7:30 p.m.

The regular scheduled meeting of the Monroe County Planning Commission was called to order by Chairman Carlyle Mueller. Members present: Tim Berg, Dan Davis, Dave Glosecki, Alex Knoll, Jane Kolmer, Carlyle Mueller, Chuck Pittman, Robert Schlege, Gene Stumpf, and Walter Wetzel. Ex-Officio members present: Chris Voelker, Aaron Metzger

APPROVAL OF MINUTES: Motion, Walter Wetzel, Second, Jane Kolmer to approve the March 6, 2025 minutes. Voice vote: All aye. Motion passed.

NOTE: There was a correction made on the 3rd page of the minutes about the flag lots. All members had the corrected minutes sent prior to the meeting.

Aaron Metzger presented a study map that he would like to have included in the Comprehensive Plan. He asked the committee to look it over and send him comments. He will discuss it in more detail at the next meeting.

NEW BUSINESS:

LAND USE COMMITTEE:

Petition for: Variance **Current Zoning: A-1**
Petition by: Chris Eschmann
Located at: 2208 Turkey Ridge Estate, Waterloo, IL
PIN: 06-36-200-006
Fee: Paid

Documents Reviewed:

1. Letter of Intent

I am writing this letter of intent to be able to add a lean-to on my existing farm machine shed at my house. I am limited on building space because I have 3 sinkholes on my property that you can find on the county karst maps. I need to add additional shed space for storage of my farm equipment so it does not sit outside. The other parts of my property are not level enough and my front yard has all my laterals running through it for my sewer. On the south side of my property, I will have the same issue with being too close to my property line. Please consider allowing me to add to my existing shed.

2. Health Department: NA
3. Soil and Water Conservation Report: No comment
4. Effect on Comprehensive Plan: **Setback variance requested**
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area:
NA
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: NA
7. Present Use of Property: residential

Dan Davis asked what the variance request was going to be. The petitioner is requesting to be 7 feet from the property line. Mr. Eschmann explained he wanted to put a lean-to on an existing shed off the back and because of sinkholes and sewage laterals he needed to ask for the variance. Chris Voelker pointed out where the sinkholes and the aeration system were, and pointed out that the petitioner was limited to where he could build. Carlyle Mueller asked if the petitioner was sure of where his property lines were, and Mr. Eschmann said that they were all marked and staked. Mr. Eschmann pointed out on the map where the property lines were.

Dan Davis asked if anyone else on the board had any questions or if there were any neighbors present who would like to speak. There was no one present to speak against the petition.

Motion, Dan Davis, Second, Walter Wetzel to recommend approving the variance request for the construction of a lean-to on the south side of an existing shed as long as the lean-to is no closer than 7 feet off the southeastern corner. Parcel #06-36-200-006, 2208 Turkey Ridge Estate, Waterloo, IL. 1 – present, Yes – 9, No – 0, Motion passed by roll call vote.

LAND USE COMMITTEE

Petition for: Variance **Current Zoning: A-1**
Petition by: Shane J. Sellers
Located at: 2928 Maus Rd, Fults (Old Address) 4631 Walnut Ridge Lane, Fults (New address)
PIN: 15-12-300-002
Fee: Paid

Documents Reviewed:

1. Letter of Intent:

I am requesting a variance on a building located at 4631 Walnut Ridge Lane, Fults. The property address was previously 2928 Maus Road. The variance that I am asking you to consider is on the roofing material. When I built the building, I originally built it as a pole barn/ cabin. I finished off part of the inside to be used as a living area for myself and family. I built it to meet the minimum amount of sq/ft requirements for living area. I did not realize the restriction of exposed fasteners on the roof, as I had seen several other occupied buildings within the county. Chris has been to the property to inspect the building and has provided a list of items that need to be corrected to make it occupiable. I'm willing to comply with the corrections that have been given. Having to

change the roofing material to a hidden fastener/standing seam metal roof would be a substantial hardship for me and my family. We have invested a lot of time and finances into this building and property to be a home for us. I ask that you please consider granting the variance in this matter.

2. Health Department: Requires a new septic system
3. Soil and Water Conservation Report: No comment
4. Effect on Comprehensive Plan: **Variance of exposed roof fasteners**
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: **NA**
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: **NA**
7. Present Use of Property: residential with posted "Do Not Occupy"

Shane Sellers came to the table to discuss the petition. There was some discussion about the change of address. The new address is 4631 Walnut Ridge Lane. Dan Davis asked Mr. Sellers to explain the variance request. He explained that he built the building and started finishing off the inside. At the time he was not aware that metal roofs with exposed fasteners were not allowed until Chris Voelker and Eric Sutton stopped by and informed him of this. Mr. Sellers said that it would cost around \$30,000 to replace the roof.

Dan Davis stated that the original building permit that was issued in 2014 was for pole building and that it was going to be used for storage. He asked Mr. Seller when he decided to convert it into a residence. Mr. Sellers said he stated that it was sometime in 2018 or 2019.

Dan Davis asked if any inspections had been carried out, and Mr. Sellers said that he did not have it inspected because he was unaware that the inside needed to be inspected.

Dan Davis asked when the Zoning Office became aware of the situation. Chris Voelker explained that Amy Sellers had called into the office asking questions and a realtor called the office to ask questions about valuing the property. Our office went out to see what would be required to bring it up to the residential code.

Shane Sellers said that he talked to Brian Eckert, and he referred him to J & J Septic. He stated that he was planning on putting a brand-new septic system in because the one that was installed is not code in Monroe County. Chris Voelker said that Brian Eckert said that it was too close to the sink hole and plastic septic containers are not allowed.

Dan Davis opened it up for questions for the board.

Carlyle Mueller asked about the electrical work. Shane said that the inspectors gave him some suggestions. Shane said that he wasn't doing anything until after the meeting tonight. Chris Voelker said the walls should probably be opened so that it could be inspected. He also said that the plumbing will need to be brought up to code. Shane said that he has quotes from J & J Septic and he will get that going once the roof issue has been resolved.

Dan Davis said that it sounded like he was not truthful when he applied for the building permit and now he wants the board to approve the roof because it was discovered by the Zoning Office. Shane said that he built it as a shed and then was using it for deer hunting and then over time I just started staying there.

Jane Kolmer asked if the county would approve of this if someone came to them and asked if they could live in a pole shed. Chris Voelker said that it would have to be brought up to residential standards and that a roof with exposed fasteners would not be allowed. Shane said that he found fifteen examples of residential structures with exposed fasteners. He went onto cite several addresses that have exposed fasteners. Chris Voelker said that the Zoning Office does not issue permits when people replace their roof.

Gene Stumpf said that it looks like there is whole list of items that need to be fixed, not just the roof. Shane Sellers said that he's asking for a variance for the roof because of the expense. It would cost over \$30,000 to replace it.

Gene Stumpf asked what the next step would be if they permitted the variance. Chris Voelker said that he would have to bring everything up to code – electrically and for plumbing. There was discussion about what all needed to be done to address the deficiencies.

Dave Glosecki asked what the reason is for not allowing exposed fasteners. Chris Voelker said that they eventually leak.

Gene Stumpf asked if occupancy permits would be given until all issues were resolved. Chris Voelker said that was correct. Shane Sellers said that the septic was ready to go. J & J had done a perc test. He said that he could open walls by pulling wainscoting and sheeting. There was discussion about the best way to expose wiring. Chris Voelker said the most concerning items were the truss that was cut and the lack of egress windows. Shane Sellers said that the truss was an extra truss. Chris Voelker said that we would need an structural engineer to sign off on it.

Chris Voelker also stated that if the variance were issued, a precedent would be set and there would be more variance requests for exposed fasteners on roofs.

Motion Dan Davis, Second Robert Schlegel to recommend that we approve the request for a variance for exposed fasteners on the residence/shed at 4631 Walnut Ridge Lane Fults, Parcel #15-03-300-002.

Amendment to the Motion, Carlyle Mueller, seconded by Chuck Pittman that that if the roof would ever have to be removed it be converted at that time.

Gene Stumpf – A yes vote is to approve the amendment, a no vote is to deny the amendment?

Carlyle Mueller – Yes.

Amendment vote: Yes – 8 No – 2, Roll call vote. Motion passed.

Main motion as amended that if it was ever reroofed that it would be required to have standing seam metal roof.

Main motion as amended vote: Yes - 3, No – 7 Motion denied.

Carlyle Mueller said that the third item on the agenda was not ready to come before the Planning Commission. There was a brief discussion about the process, and it was determined that it could be done in several different ways.

OLD BUSINESS: None.

TREASURERS REPORT: None.

ZONING OFFICER’S REPORT: Chris Voelker read Denise Marshall’s resignation letter. The Zoning Report was distributed to the members of the Planning Commission.

ROAD REPORT: None.

COMMISSIONES REPORT: None.

COMPREHENSIVE PLAN: They are putting together a draft plan, and it will be available in one or two months. Aaron Metzger had sent a couple of suggestions to the consultant and if anyone has anything to add, they should send it to Emily Calderon.

Dave Glosecki asked about these solar companies that are going door to door. He wondered if they were coming through the Zoning Office to register. Chris Voelker said that we require that the electricians be registered with us. He said that there are a lot of companies coming to Illinois because of the rebates.

POLICY REVIEW: None

ECONOMIC DEVELOPMENT: None.

Motion to adjourn, Tim Berg, second – Walter Wetzel All aye by voice vote. Meeting adjourned.

Next meeting – May 1, 2025