

MONROE COUNTY PLANNING COMMISSION MINUTES

March 6, 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 were James Agne, Karen Callis, Dan Davis, Tom Faulk, Dave Glosecki, Carlyle Mueller, Alex Knoll, Jane Kolmer, and Robert Schlegel. Ex-Officio Member present was Chris Voelker.

APPROVAL OF MINUTES: Motion Jane Kolmer, second Robert Schlegel to approve February 10, 2025. Voice vote – all aye.

NEW BUISNESS:

Petition for: **Special use for Dog Kennel** **Current Zoning: A-1**

Petition by: Kirby Vogt

Located at: 5323 KK Rd, Waterloo, Il (Burksville-Station)

PIN: 11-17-300-009

Fee: Paid

Documents Reviewed:

Letter of Intent

I am writing this letter in regards to the Monroe County zoning department in order to become approved for opening my own in-home dog training business. I have been training dogs as a certified dog trainer for 6 years now, and absolutely love what I do. I currently do private lessons in my client's homes, but would like to further expand my business by offering a board and train service to help owners boost their dog's obedience with the help of a more consistent program. This requires for me to be a licensed kennel operator in Illinois, although I do not wish to become a boarding facility. My goal is for training alone, which still requires the proper licensing in which I need to be zoned properly for.

We live on 10.5 acres in a large newly built shed house, where we have a 40x80 shed that is heated and cooled where I would like to run my business out of. We have a very large fenced in area for my own personal dogs to play in, and where I do some training lessons. I plan to have no more than two training dogs at a time, and stay very small scale. We have 4 large, clean dog runs' in a very safe, and temperature controlled shed with adequate storage and space. We also live in this same building, so are on premises almost 24/7.

I hope that I am able to live out my passion by working with dogs from home, and assist more people of Monroe County and surrounding areas with the help of in-home consistent dog training by a professional. Thank you so much for your time and consideration.

2. Health Department:

Kirby Vogt reached out to our department regarding a request to allow dog training

at 5323 KK Road, Waterloo. She stated that no additional structures will be added and no additional employees will be hired. The residence is serviced by an aerobic treatment unit that was permitted and inspected by our department. We have no issues with this request. Please feel free to reach out with any questions.

3. Soil and Water Conservation Report: No comment
4. Effect on Comprehensive Plan: NA
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: None
7. Present Use of Property: Agricultural
8. Comments:
 - Dan Davis – Property is located at 5323 KK Road.
 - Kirby Vogt – Hopes to train dogs at her house, just a few at a time.
 - Dan Davis – Outside area now for your dogs. Is that where the training would occur?
 - Kirby Vogt – Inside and outside. Four dogs at a time.
 - Dan Davis – Has to be approved by the agriculture department. Where does the water go when you clean?
 - Kirby Vogt – There are no drains.
 - Evan Vogt – They don't get to that point.
 - Dan Davis – How do you clean up the mess?
 - Evan Vogt – A mop or the trash.
 - Dan Davis – You are good would just four dogs at a time?
 - Kirby Vogt – Yes.
 - Evan Vogt – Only boarding those that are being trained. Only want to train two at a time. Does not want to get overbooked.
 - Dan Davis – What breed?
 - Kirby Vogt – Any. There are four kennels. For those that are being trained and other dogs or family and friends.
 - Carlyle Mueller – Is there a plan for a sound barrier. Next to the yard, possible neighbors.
 - Kirby Vogt – The shed is pretty sound proof already.
 - Chris Voelker – Will the public go into the shed?
 - Kirby Vogt – Yes, probably
 - Chris Voelker – Will probably need a parking spot and a lever handle.
 - Carlyle Mueller – How often would they be coming to your place.
 - Kirby Vogt – Maybe once or twice.

1. Motion by Dan Davis, second Karen Callis to recommend to approve the Special Use Exception requested by Kirby and Evan Vogt to allow a dog training business, with one hard surface parking spot, lever door handle on main entrance, no more than four adult dogs, not family owned on the property located at 5323 KK Road, Waterloo, IL. Parcel #11-17-300-009. Yes – 9, No - 0. Motion Passed.

Discussion concerning flag lots

- Chris Voelker – We have had some flag lots. Typically, they are four lots. This one is not developed yet. There is not road frontage. Aaron Metzger would prefer one road down the center. You would create just one lane. We have not had an issue, but technically some one could do something that the others don't agree on down their entire lane.
- Dan Davis – The proposal is to have them replat it and make it public.
- Girl – They don't want it public, they want it private. It does not fit in our rules.
- Dan Davis – Why doesn't he want to make it public.
- Chris Voelker – Doesn't think it is feasible to meet Waterloo road standards.
- Jane Kolmer – What is the issue with having a central driveway? What are they trying to avoid doing it this way?
- Girl – Platting it as a subdivision.
- Dan Davis – How many lots are they proposing?
- Girl – Eight
- Carlyle Mueller – They either need to put in a road to meet Waterloo standards or we have to figure out a way for them to meet code with a private drive.
- Girl – The road would be 50' feet wide and not paved.
- Jane Kolmer – They could just have a shared driveway with permanent easements and avoid all of this.
- Girl – If they decide to develop the back 40 acres and the front would be grandfathered in to have the private drive. Would they now have to chip in and make their private road a public road.
- Dan Davis – They could have them do it at the expense of the developer.
- Girl – The main thing is can they reconfigure lots off the easement.
- Guy – There are a lot of lots out there where people are sharing an easement.
- Jane Kolmer – Now days title companies won't close if there are shared lakes, easements, etc.
- Jane Kolmer – Seems if you are reconfiguring lots, it needs to be approved again.
- Dan Davis – What kind of resolution are they looking for?
- Girl – To be grandfathered in and so they don't have to have it platted as a subdivision.
- Jane Kolmer – Doesn't believe it is fair to give them another break to other developers in the county.
- Dan Davis – How old is this plat?
- Girl – Prior to July 1, 1995, when the requirements changed.
- Carlyle Mueller – Believe the common drive way with easements is the best way to go with the condition if the back 40 is developed into a subdivision then the private drive would go public to allow access to the back 40.

OLD BUSINESS:

TREASURE'S REPORT: None

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of January 2025, there were 17 (1 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$2,488.00, Inspections \$4,160.00, Electrical License Renewals \$1,000.00, Electrical Contractor Registration \$1,000.00, and municipal inspections \$1,040.00. Total fees collected for the month of January 2025 was \$9,688.00.

In the month of February 2025, there were 15 (0 Single Family Dwellings) permits. Fees collected for the building & electrical permits were \$2,589.00, Inspections \$3,315.00, Electrical License Renewals \$625.00, Filing Fees \$300.00, and municipal inspections \$260.00. Total fees collected for the month of February 2025 was \$7,089.00.

Next Comprehensive meeting is Wednesday, March 12, 2025. Laura Kipping sent out the information this week.

ROAD REPORT: None

COMMISSIONERS REPORT: None

COMPREHENSIVE PLAN COMMITTEE:

POLICY REVIEW COMMITTEE: None

ECONOMIC DEVELOPMENT: None

ADJOURNMENT: Motion James Agne, second Karin Callis. Voice Vote – All Aye.

Next Regular Meeting – April 3, 2025 – 7:30 pm