

MONROE COUNTY PLANNING COMMISSION MINUTES

July 7, 2022

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, Nathan Brinkmann, Laurie Brown, Dan Davis, Dave Glosecki, Dale Haudrich, Carlyle Mueller, Robert Schlegel, and Gene Stumpf. Ex-Officio Members present were George Green, Laura Henry Chris Voelker, and Aaron Metzger.

APPROVAL OF MINUTES: Motion Dan Davis, second Laurie Brown to approve June 2, 2022 minutes with the corrections presented. Last page add cannot in the statement by Dan Davis, first page, first paragraph add a space to meat to change to me at, and add that it was an unofficial meeting. Voice vote – all aye.

NEW BUISNESS:

Petition for: **Special Use, B&B** **Current Zoning: A-1**
Petition by: Nathan & Molly Krebel
 David & Mary Beard
Located at: 6103 Maeystown Road, Waterloo, IL
PIN: 10-03-100-004
Fee: \$300-

Documents Reviewed:

1. Letter of Intent:

Thank you for taking time to review our petition for a Special Use Permit to operate a Bed & Breakfast at our property at 6103 Maeystown Road. My wife and I purchased the property spring of 2016 with the intention of building our final home at the appropriate time. This property is surrounded by fields, woods, lakes, and farm ground. There are no buildings currently located on the property.

My wife and I came across an idea to build a "grain bin house" after staying in one last fall (I attached pictures). This is a unique way to promote farming culture in Monroe County.

Our intention is to apply for a building permit for the "grain bin house" as a single-family residence. After the "grain bin house" is completed, my family will be moving and residing there until we build our forever home which will be located roughly 450' south west of the proposed grain bin house. After our permanent house is completed our intention, with the approval of The Planning Commission and Zoning Board of Appeals, is to use the grain bin house as a Bed & Breakfast. I believe this is a perfect way to represent Monroe County to people who want a quiet place to get away for the weekend or a place to stay while golfing at Acorn's or visiting Maeystown and

Waterloo!

2. Health Department:

The Monroe County Health Department has no issues with the request. As discussed, private sewage disposal permits will be required for each residence and a soil analysis will be required to determine system sizing criteria. Also, subsurface seepage fields may not be installed within 75' of the point where the slope of a sinkhole exceeds 5%.

If the future bed & breakfast is not serving food, a retail food permit is not required from our department.

3. Soil and Water Conservation Report: no report

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: agricultural

8. Comments:

- Carlyle Mueller turned the meeting over to Dan Davis
- Nathan and Molly Krebel - Enjoying take relaxing trips – 2-3 hours stay at Bed and Breakfast. Last fall went to Bonaire Missouri and stayed in a grain bin. He was raised on a farm and familiar with grain bins. Pleasantly surprise what it was. Framed out on the inside, character on the outside. Nice peaceful weekend. This would promote Monroe County with a positive vibe. This could allow people to enjoy what Monroe County has to offer. Nathan was a carpenter for 17 years. Joined City Hall as City Inspector and currently the Zoning Officer at City Hall. He believes the best way to go forward is to petition for a Bed and Breakfast. He wants to build it, live in it while their “dream house” is building built. Then move into the home and have the grain bin as a bed and breakfast. Doesn’t have to have it booked 365 days. The intention is not for it to be a true business. Just for a couple or family to stay a weekend, or so. Planning on having two bedrooms and a small area for bunk beds.
- Nathan Krebel – read and handed out a letter.
Planning Commission,

With my knowledge of carpentry, building code enforcement, and managing rentals, I will ensure that The Grain Bin House is safe and fun for all people to enjoy the peacefulness and beauty of Monroe County. With only two bedrooms and an area for bunk beds, the clients will be limited in numbers, typically two people or a small

family. The location of the proposed site is far away for neighboring property lines to help ensure privacy (900' North, 600' South, 150' East, 450' West). The amount of traffic generated from the Bed and Breakfast and my family's home will be limited to approximately the same amount as a "large single family". This will never be used as a venue or rented out for parties. During the Building Permit Application Process, I will coordinate with the Monroe County Building/Zoning Administrator to ensure the proper design is carried out in accordance with the 2006 Building Codes and Monroe County Ordinances, this will include but not limited to a licensed structural engineer's stamp to ensure the design modifications will be structurally safe for home occupancy. The request for a bed and breakfast special use exception permit is very low key compared to other uses in the same category. For an example on June 4, 2020 the Planning Commission gave MK Trucking Service and unofficial positive recommendation to park dump trucks on his property which is Zoned MA-1. My proposed Bed and Breakfast commercial business is more similar to a permitted single-family use than most other special uses. I ask from the Planning Commission to put your trust in this request and to know that I only have the best intentions for Monroe County and respect for my neighbors and my goal is to have a beautiful place for clients as well as out of town family.

Respectfully,

Nathan Krebel

- Nathan Krebel – Committed to this community and has a reputation to withhold.
- Dan Davis – Do you live continuous to this property?
- Nathan Krebel – The plan is with permission is to build the grain bin and live in it with the family.
- Dan Davis – You can build the grain bin house without the special use. So why ask for it now?
- Nathan Krebel – Wants to have the plan in place when building the "dream home."
- Dan Davis – What utilities are there?
- Nathan Krebel – Electric (Co Op) there is fountain water along Maeystown. With easement we have egress and ingress.
- Dan Davis – Easement doesn't say utilities.
- Nathan – If that wouldn't work out, I would put a well in. Don't have to have gas, can do all electric or geo thermal. Didn't want to do something without permission
- Gene Stumpf – If you build one bed and breakfast and then move into the house and build another bed and breakfast and not have the road access. This is 33 feet. For commercial you need a 50-foot easement.
- Nathan Krebel – Egress and ingress easement gives the owner the right to use it.
- Gene Stumpf – Not as a business.
- Nathan Krebel – This is a low impact business. Understand the concerns. But a 30-35-foot easement is large enough for a large family.
- Nathan Krebel – If we would want to expand we would have to come back.
- Chris Voelker – This would only give him one bed and breakfast.

- Carlyle Mueller – Where is the bin
- Nathan Krebel – Did locate a bin in Prairie, bought it, and it is being stored at his parents.
- Carlyle Mueller – Since there is nothing there now, it would have to be new construction
- Nathan Krebel – The minimum square footage would be for a single-family home so they can utilize it (live in it).
- Carlyle Mueller – Metal roof of the grain bin has exposed fasteners.
- Nathan Krebel – Two possible routes – Ask for a variance or get rid of the roof and put on a new roof. This is unique. During the building process, all rules will be followed. He is here for a low impact use. Very bottom of the list of the special uses.
- Dan Davis – Is it common to have a special use on an easement?
- Chris Voelker – Yes there has been some.
- Tim Berg – How does it vary from a pole barn home?
- Chris Voelker – Pole barn home is allowed, it just has to meet the definition of a residence. Meet code.
- Carlyle Mueller – Has concerns has to how many more people would come in and see it as a cheap way to put up a residence.
- Gene Stumpf – No idea the shape of the grain bin
- Nathan Krebel – Has yet to meet a structural engineer that will stamp something without knowing what he was getting into.
- Dan Davis – Not sure we have bed and breakfasts in the county.
- Carlyle Mueller – There is one gall road.
- Chris Voelker – There is one in Maeystown.
- Nathan Krebel – Correct me if I'm wrong, I can build a house and rent it out without any permission.
- Chris Voelker – There are no codes for an Airbnb.
- Nathan Krebel – Thinks it would be pleasing to know that someone lives there.
- Gary Gregson – Concerned, has the easement property that Nathan is looking to access. Background on the easement – 85-acre farm. Divided it off and created the easement.
- Nathan Krebel – Passed out information on the easement.
- Dan Davis – Does state for utility purposes.
- Gary Gregson – The easement runs through the farm. Nathan bought the 22 acres. Didn't want to change the easement. Under the assumption this was for a home. Showed a video clip of the road (narrow lane) blind spots as you go.
- Brian Coats – Does anyone live there?
- Gary Gregson – No not right now. Someday someone could possibly move there and wants to protect the land.
- Nathan Krebel – This is a lot better easement for everyone involved, looks a lot cleaner.
- Gary Gregson – The old easement there were three gates. Nathan has also agreed to put the gate crossing in. Concerned with the gentleman that has cattle, can guarantee the cattle won't go through it. People coming in and out, will they close the gate? In

- the letter of intent, concerned plans change all the time. Why issue something that may happen 3 years, 5 years, or never happen.
- Laurie Brown – He could go build the grain house and then come ask for the special use.
 - Nathan Krebel – Then if denied, would not be able to build another residential house. The grain bin of this size is considered a single-family home.
 - Carlyle Mueller – Is this one parcel?
 - Gene Stumpf – What if you build the grain bin house, live there, and build the house, then the bed and breakfast wouldn't go.
 - Nathan Krebel – Would have to rent it out 11 nights a year.
 - Gene Stumpf – Can it build on one parcel?
 - Chris Voelker – Yes. Pictures the motion to have clarification.
 - George Green – If you issue a special use for a bed and breakfast, can it be used as a principal residence.
 - Dan Davis – Most bed and breakfast they live in it.
 - George Green – What does the code say?
 - Dan Davis – They have to live in it or contiguous to the property.
 - Nathan Krebel – Regarding the easement change – Gary is right. We aren't going to open and close three gates to get to our house. Gave up about 1800 feet of easement that gives him more privacy. Feels like it was a very fair trade for both parties. Agrees with the blind spots. The Reimes said he can clean up what he wants. Wants to clean it up and make it safe. Showed video of the road – and his property. Had his brother scrap dirt where the house will be for the easement. Showed how far back the grain bin house would be. Wants a deck with a view of the lake. Grain bin is really in the middle of nowhere. Intent is not to make it a negative thing for the neighbors.
 - Brian Coats – Intent is great, but has to be devil's advocate of what can be.
 - Nathan Krebel – Showed a picture of his property looking at Gary's property. Show the Monroe County logo – “A place for families & businesses to grow”
 - Carlyle Mueller – Read a definition – If you have the bed and breakfast you are going to be living there. He has to rent it out at least 10 days a year while he lives there.
 - Brian Coats – Do you have to use the variance?
 - Nathan Krebel – Has full intentions to use it as a bed and breakfast.
 - Chris Voelker – Can put clarification/condition in the variance.
 - George Green – What happens if he builds his house and then builds the grain bin and comes and asks for the bed and breakfast, would there be an issue?
 - Terri Gregson – Looking at the codes, Fire code says no cooking in the room. Will he have to take the kitchen out? Two bedrooms and room for bunkbeds – can he rent out each room. A family with grown children could all fit in the space and all drive in and out.
 - Nathan Krebel – bedrooms will be enclosed with walls. Bedroom, bathroom, kitchen, and living area on the first floor and bedroom and bunkbeds upstairs.
 - Terri Gregson - Codes from county website the 18-3-4.
 - Dan Davis – feels doing the special use too soon.

9. Motion by Dan Davis, second Dale Haudrich to deny the Special Use Exception filed by Nathan and Molly Krebel to operate a Bed and Breakfast at 6103 Maeystown Road, Waterloo, IL. Parcel #10-03-100-004. Yes – 6, no – 4.

OLD BUSINESS:

Carlyle Mueller asked about the tabled solar panel petition. It is still tabled. Chris Voelker will look into it.

TREASURER’S REPORT: No Report

ZONING OFFICER’S REPORT:

(Chris Voelker) In the month of June 2022, there were 32 permits. Fees collected for the building permits were \$5,769.00, Inspections \$5,200.00, Electrical Permits \$130.00, Electrical License Renewals \$625.00, filing fees \$875.00, and Electrical Contractor Registration \$500.00. Total fees collected for the month of June 2022 was \$13,099.00.

ROAD REPORT:

(Aaron Metzgar) Two projects – state at HH and Route 3, bids came in 10% over the estimate. Split with the city of Waterloo. Maeystown Highway shoulders – bids came in 20% over the estimate. Wrote letter and got more federal funds.

Motion Tim Berg, second Brian Coats to approve Zoning Officer’s Report and Road Report. All aye by voice vote.

COMMISSIONERS REPORT: No Report

COMPREHENSIVE PLAN COMMITTEE: No Report

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT: No Report

ADJOURNMENT: Motion Laurie Brown, second by Tim Berg. Voice Vote – All Aye.

Next Regular Meeting – August 4, 2022