

MONROE COUNTY PLANNING COMMISSION MINUTES

August 4, 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 James Agne, Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Dave Glosecki, Carlyle Mueller, Jane Kolmer, Robert Schlegel, Gene Stumpf, and Walter Wetzel. Ex-Officio Member present was Chris Voelker.

APPROVAL OF MINUTES: Motion Walter Wetzel, second Robert Schlegel to approve July 7, 2022 minutes with the corrections presented. Two typos on page 2 and correct Brian Coats. Voice vote – all aye.

NEW BUISNESS:

Petition for: **Area/Bulk Variance, from 10' to 5'** **Current Zoning: MR-4**
Petition by: John Rehling
Located at: 1214 Mill St. Maeystown, IL
PIN: 10-32-382-003
Fee: \$200- Paid

Documents Reviewed:

1. Letter of Intent:

I am requesting a variance regarding the width of a walkway (5ft. instead of 10ft.) between my existing summer kitchen and a proposed screened-in deck.

My property is the first house on the left upon crossing the Maeystown bridge into Maeystown. It was built in 1861 and was the barn to the stone house just south of our property. Please see picture Exhibit A.

It was very common for Maeystown's German settlers to build outbuildings close to their houses. This allowed for nearby access to summer kitchens, smokehouses, and outhouses. Please refer to Picture Exhibits B and C for various old and newer structures that are less than 10ft. from each other.

Along with the enclosed site plan drawing, please review the pictures on Picture Exhibit D. It should help with envisioning the proposed screened-in deck/porch and the hoped-for walkway space. Please note that the existing house and summer kitchen have tin roofs, which are very resistant to random sparks flying the air. My proposed porch will also have a tin roof to match. Thank you so much for your consideration of my appeal. I feel it would be a win/win for everyone. It would:

- Perfectly reflect the history, style, and architecture of Maeystown
- Help maintain and improve property values for Maeystown and Monroe County.
- Strengthen the Monroe County tax base.

2. Health Department:

John Rehling contacted our department regarding a variance request of the above referenced property. The residence is connected to the Maeystown municipal sewer system and our department has no jurisdiction regarding a private sewage system. Please feel free to contact me with any questions.

3. Soil and Water Conservation Report: none

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: residential

8. Comments:

- Dan Davis – Variance to change setback from 10 feet to 5 feet.
- John Rehling – Bought 2nd home in Maeystown 26 years ago. Showed pictures of summer kitchen. They want to add a screened in porch and walkway. There would be a 5-foot walkway between the summer kitchen and the proposed screened in porch. It would have a tin roof, just like the summer kitchen. Showed a drawing and plan of the proposed porch.
- Dan Davis – Letter of Intent mentioned that it is in the Maeystown Historic District.
- John Rehling – Learned that it doesn't mean too much.
- Dan Davis – So there isn't anyone that controls it.
- John Rehling – That is correct. Asking the county commissioners to help run it.
- Carlyle Mueller – There have been past petitions in Maeystown where we get letters from the village to get their opinion. Laura Kipping sent a packet and we haven't received an answer.
- Chris Voelker – There was a meeting this past Monday
- Carlyle Mueller – We typically go with what they say.

9. Motion by Dan Davis, second Laurie Brown to recommend to grant John and Pam Rehling an Area/Bulk Variance to reduce setback from 10 feet to 5 feet, subject to receiving a positive consultation from the village of Maeystown by the end of August. If no response, it will be assumed a positive response. The property is located at 1214 Mill Street, Maeystown, Illinois. Parcel #10-32-382-003. Yes – 11, no – 0.

OLD BUSINESS:

TREASURER'S REPORT: No Report

ZONING OFFICER'S REPORT:

(Chris Voelker) In the month of July 2022, there were 18 permits. Fees collected for the building permits were \$1,197.00, Inspections \$2,795.00, Electrical License Renewals \$375.00, filing fees \$200.00, and Municipal Inspections \$715.00. Total fees collected for the month of July 2022 was \$5,282.00.

Motion Walter Wetzal, second Karin Callis to approve Zoning Officer's Report. All aye by voice vote.

ROAD REPORT: No Report

COMMISSIONERS REPORT: No Report

COMPREHENSIVE PLAN COMMITTEE: No Report

POLICY REVIEW COMMITTEE: No Report

ECONOMIC DEVELOPMENT: No Report

ADJOURNMENT: Motion James Agne, second by Laurie Brown. Voice Vote – All Aye.

Next Regular Meeting – September 1, 2022