

Monroe County Board of Appeals

August 10, 2022

The Monroe County Zoning Board of Appeals met August 10, 2022, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Dennis Rodenberg, Vicki Taake, Mike Kovarik, George Obernagel, and Russell Gregson. Also, present: Chris Voelker, Laura Henry, and Laura Kipping.

Dennis Rodenberg opened the Public Hearing concerning Parallel Towers III, LLC, who are appealing the May 27, 2022 decision of the Zoning Administrator to deny a building permit for a cell tower located at 129 Hayden Drive, Columbia, Illinois. Parcel #04-23-100-008 Township 1 South, Range 10 West.

Dennis Rodenberg sworn in those wishing to speak.

- Parallel Towers III & AT&T representative Jackson with Collective Solutions – Passed out packets of information.
 - Here to appeal the denial of a building permit for 185’ tower. Tower being applied for by Parallel Towers III.
 - Page 3 of packet – gives overview of the layout of the parcel. Point out the setbacks that are noted.
 - Page 4 – zoomed in provides the layout.
 - Arial photograph – shows the approximate location of the tower on the parcel. Included it to give an overall idea of the surrounding properties. Not in someone’s backyard.
 - Pointed out the FAA approval section
 - Illinois State Statute that refers to the location of the telecommunications.
 - Section 704 of the federal telecommunication act.
 - Letter of support from AT&T – stating the need and benefit.
 - Affidavit from the applicant – Parallel Towers III.
- Below are items in the packet that were highlighted and reference throughout the Public Hearing:
 - (a) Notwithstanding any other Section in this Division, the county board or board of county commissioners of any county shall have the power to regulate the location of the facilities, as defined in subsection (c), of a telecommunications carrier or AM broadcast station established outside the corporate limits of cities, villages, and incorporated towns that have municipal zoning ordinances in effect. The power shall only be exercised to the extent and in the manner set forth in this Section.
 - (c) (1) “county jurisdiction area” means those portions of a county that lie outside the corporate limits of cities, villages, and incorporated towns that have municipal zoning ordinances in effect;
 - (c) (7) “telecommunications carrier” means a telecommunications carrier as defined in the Public Utilities Act as of January 1, 1997

- (c) (15) “height” of a facility means the total height of the facility’s supporting and any antennas that will extend above the top of the supporting structure; however, if the supporting structure’s foundation extends more than 3 feet above the uppermost ground level along the perimeter of the foundation, then each full foot in excess of 3 feet shall be counted as an additional foot of facility height. The height of a facility’s supporting structure is to be measured from the highest point of the supporting structure’s foundation.
- (c) (17) “principal residential building” has its coming meaning but shall not include any building under the same ownership as the land of the facility lot. “Principal residential building” shall not include any structure that is not designed for human habitation
- (c) (18) “horizontal separation distance” means the distance measured from the center of the base of the facility’s supporting structure to the point where the ground meets a vertical wall of a principal residential building
- (c) (19) “lot line set back distance” means the distance measured from the center of the based of the facility’s supporting structure to the nearest point on the common lot line between the facility lot and the nearest residentially zoned lot. If there is not common lot line, the measurement shall be made to the nearest point on the lot line of the nearest residentially zoned lot without deducting the width of any intervening right of way
- (f) The following provisions shall apply to all facilities established in any county jurisdiction area (i) after the effective date of the amendatory Act of 1997 with respect telecommunications carriers and (ii) after the effective date of this amendatory Act of the 94th General Assembly with respect to AM broadcast stations
- (f) (1) Except as provided in this Section, no yard or set back regulations shall apply to or be required for a facility.
- (f) (3) No minimum lot area, width, or depth shall be required for a facility, and unless the facility is to be manned on a regular, daily basis, no off-street parking spaces shall be required for a facility. If the facility is to be manned on a regular, daily basis, one off-street parking space shall be provided for each employee regularly at the facility. No loading facilities are required.
- (f) (4) No portion of a facility’s supporting structure or equipment housing shall be less than 15 feet from the front lot line of the facility lot or less than 10 feet from any other lot line.
- (g) The following provisions shall apply to all facilities established (i) after the effective date of this amendatory Act of 1997 with respect to telecommunications carriers and (ii) after the effective date of this amendatory Act of the 94th General Assembly with respect to AM broadcast stations in the county jurisdiction area of any county with a population of less than 180,000
- (g) (1) A facility is permitted if its supporting structure is a qualifying structure or if both of the following conditions are met
- (g) (1) (A) the height of the facility shall not exceed 200 feet, except that if a facility is located more than one and one-half miles from the corporate limits of any municipality with a population of 25, 000 or more the height of the facility shall not exceed 350 feet

- (g) (1) (B) the horizontal separation distance to the nearest principal residential building shall not be less than the height of the supporting structure; except that if the supporting structure exceeds 99 feet in height, the horizontal separation distance to the nearest principal residential building shall be at least 100 feet or 80% of the height of the supporting structure, whichever is greater. Compliance with this paragraph shall only be evaluated as of the time that a building permit application for the facility is submitted. If the supporting structure is not an antenna tower this paragraph is satisfied.
- (g) (2) Unless a facility is permitted under paragraph (1) of this subsection (g), a facility can be established only after the county board gives its approval following consideration of the provisions of paragraph (3) of this subsection (g)
- (g) (3) For purposed of paragraph (2) this subsection (g), the following siting considerations, but no other matter, shall be considered by the county board or any other body conducting the public hearing
- (h) The following provisions shall apply to all facilities established after the effective date of the amendatory Act of 1997 in the county jurisdiction area of any county with a population of 180,000 or more. A facility is permitted in any zoning district subject to the following
 - Deano Terdiou - Director of External & Legislative Affairs for AT&T
 - Sasha Riedisser - Attorney for Parallel Towers & AT&T
 - Why we are here? – There is a need for good cell phone service and coverage. More important than ever due to the pandemic. Also, for emergency services – First Net – Connects people who are trying to call 911 better.
 - Going through a lot of effort to build the new tower.
 - Originally applied for a variance. Met all of the requirements beside the setback
 - State Statue does not allow for a limit on setbacks. (listed above)
 - Telecommunication carrier – read the definition.
 - Covered under the Illinois State Statue because there is a co-applicant from AT&T.
 - Setbacks in Monroe County’s ordinance is greater than the State Statue.
 - Setbacks are double from the lines stated in the State Statue.
 - Nearest residence from the Tower has to be 100’ or 80% of the tower height. They are 287’ away from the nearest residence.
 - Here for a building permit. State Statue limits the if two requirements are met – 1. Height of the tower can’t be more than 350’. 2. Can’t be within 100’ or 80% of the tower height from the nearest residence.
 - Language is highlighted in the packet (also listed above).
 - George Obernagel – Has AT&T signed a lease?
 - Deano Terdiou –Has a national lease with Parallel Towers.
 - Russell Gregson – Are you committed to the tower? Are you required to build?
 - Sasha Riedisser – There are contracts, Parallel will build a tower, AT&T commits to putting the equipment on the tower. Parallel keeps ownership of the tower and AT&T rents from them.
 - George Obernagel – Has there been a rental agreement?
 - Sasha Riedisser – There is a national agreement.
 - Lucas Liefer – Is there a lease for this tower?

- Sasha Riedisser – Doesn't know the specifics of this lease. Would be happy to send it.
- George Obernagel – Is there a signed lease for this tower?
- Jackson Gnaedinger (Parallel Towers) – There is, there are stipulations/contingencies. If this tower is approved AT&T must be on the tower.
- Lucas Liefer – Requested a copy.
- Mike Kovarik – Asked Chris that him and Lucas have the statue in hands prior to the decision.
- Lucas Liefer – Doesn't believe Parallel is a telecommunications provider. Now we are being told they have a lease. That may show that AT&T has ownership.
- Lucas Liefer – Does AT&T have national leases with other tower companies?
- Jackson Gnaedinger (Parallel Towers) – Yes.
- Lucas Liefer – So, what happens if another company can come get it done quicker.
- Jackson Gnaedinger (Parallel Towers) – Parameters across the country.
- Lucas Liefer – Is there an SLA for this?
- Jackson Gnaedinger (Parallel Towers) – Yes.
- Lucas Liefer – Wants to see that.
- Sasha Riedisser – Read the language of the statute to clarify the ownership.
- Sasha Riedisser – It doesn't say it has to be this tower. It can be any tower in the state. Parallel owns other towers in the state of Illinois.
- Lucas Liefer – What if someone wanted to build a building and it couldn't meet the setbacks? Then puts AT&T in there and says they now qualify as a telecommunication provider.
- Sasha Riedisser – Needs to be a telecommunications equipment.
- Lucas Liefer – Are there any cases supporting this?
- Sasha Riedisser – There hasn't been, but has an opinion from another attorney regarding the setback's requirements.
- George Obernagel – They need to provide a lease.
- Sasha Riedisser – Should we table until we have the lease?
- Charles Fuller – Owns the property next to the property for the tower. Showed the chapel on the property and is 191' from the tower. The house is 287'. Showed picture exactly how much of his property he will not be able to use because of the tower. 1 ½ to 2 acres he won't be able to build on.
- Dennis Robenberg – How long have you been there?
- Charles Fuller – Since 1979.
- Mike Kovarik – Have you been offered any compensation?
- Charles Fuller – No.
- George Obernagel – Is there an existing tower close?
- Jackson Gnaedinger (Parallel Towers) – Yes, and it is on this gentleman's property.
- George Obernagel – What is the tower used for?
- Jackson Gnaedinger (Parallel Towers) – Telecommunications.
- George Obernagel – What do we need another one for?
- Jackson Gnaedinger (Parallel Towers) – The statutes – the application as presents meets the state statutes.
- Dennis Rodenberg – Is AT&T on the existing tower?

- Jackson Gnaedinger (Parallel Towers) – Yes.
- Sasha Riedisser – The existing tower is now too expensive stay on that tower across the country to make this business decision. First Net does not exist on this tower.
- George Obernagel – What guarantees that Parallel won't raise their prices.
- Sasha Riedisser – That is in the contract.
- Russell Gregson – Wasn't there another tower that sat vacant and they had to take it down.
- Chris Voelker – Believes the code says if it stays vacant for 3 years it must be taken down.
- Russell Gregson – How many SVA towers how many towers are in the county? Are they going to want to replace the other towers with Parallel? If the one in the gentleman's backyard is too expensive, won't the other ones want to be replaced.
- Sasha Riedisser - Can't speak to the other towers. Can say what the statutes say.
- Chris Voelker – If you have the lease, then it's different. Read the code regarding the economic reasons. This sounds like it is for economic reasons.
- Sasha Riedisser – The lease is going to show that they need this tower.
- Dennis Rodenberg – Before the next meeting, Sasha Riedisser needs to provide Chris Voelker and Lucas Liefer the requested documents.
- Chris Voelker – There was an AT&T tower built and it was torn down and it did meet the setbacks.
- Mike Kovarik – Can you provide Lucas with decommissioning process?
- Dennis Rodenberg – Are all towers going to 185 feet?
- Sasha Riedisser – That is determined by AT&T. The towers have to be tall enough to reach the next tower.
- Charles Fuller – The new tower will be lower than the existing tower because of the elevation.
- Tony Grasso – Real estate developer – Here to speak in favor of the petition, landowner of a tower. Towers can be used to track criminal activity.
- Keegan Shea – Attorney for SBA towers. Will save remarks for the next meeting since it will be tabled.

George motion, Russell Gregson second to table the appeal made by Parallel Towers III, LLC, reading the May 27, 2022 decision of the Zoning Administrator to deny a building permit for a cell tower located at 129 Hayden Drive, Columbia, Illinois. Parcel #04-23-100-008 Township 1 South, Range 10 West. Roll call vote – 5-yes, 0-no. Motion passed.

Dennis Rodenberg opened the Public Hearing concerning Nathan and Molly Krebel, who are requesting a Special Use Exception Variance to operate a Bed & Breakfast at 6103 Maecystown Road, Waterloo, Illinois. Parcel #10-03-100-004.

Denise Buettner read the letter of intent.

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 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.

Dennis Rodenberg gave the oath to those wishing to speak.

- Nathan Krebel – elaborate on some of the touchy subjects. Molly’s parents and co-owners are also present. Thanked the board, family, friends, and small business owners for their support.
 - History of property – was once 85-acre farm. 2006 the 85 acres was split into two parcels and an easement was created for the 22-acre split. Gary Gregson owns the other 63 acres. Showed pictures of the buildings on the property. Asked Mr. Gregson for the easement access or to purchase some of the property. He granted the easement access but declined the purchase of some of the property. It was a win for both parties. If Gregson’s or someone would build they would have the property.
 - Easement access – 33’ width of the Gregson property. Maeystown highway from white line to white line is less. Wants to widen the easement access. This is regardless of the petition tonight. Improving the road benefits everyone. Takes responsibility to maintain the road.
 - Egress/Ingress – has for anyone to access the property. A large family has so much more traffic than this bed and breakfast
 - Why a grain bin – Went to a place in Bontaire and stayed in a grain bin. As a carpenter wheels began to spin on how they did it. Began to think it would be cool on their property. Where they want to place it, it is in the middle of nowhere. Can’t imagine anyone complaining.

- Began researching the codes and ordinances – setbacks not an issue. Compliant with the bed and breakfast definition. This is not a traditional bed and breakfast. It is so closed to the residential use. Trying to do the bare minimum impact.
- We could build it as a single-family structure. What we can't do is have a grain bin and our house. We can build it and rent it out as an Airbnb. But here for planning and give the neighbors comfort that we will be living there with our kids. Not going to rent it out to anyone we aren't comfortable.
- Will have an engineer design it prior to applying for a building permit.
- Focused on utilities – has utilities easement – fountain water. Planning comes into play.
- Building prices at an all-time high. Grain bin would be a better price.
- Intention is to ultimately build the grain bin, live in it, and then build home. Plan is to do one and then the other.
- The support from the community is amazing. Has the best interest in Monroe County?
- Read a letter in support from Anthony, the owner of Shorty's.
- George Obernagel – if you live in the house, has to rent it out 10 days a year?
- Nathan Krebel – feels would have the time to build the house and then rent it out for the 10 days.
- Dennis Rodenberg –What is your timeline?
- Nathan Krebel – Hoping to open for public 2025. 2022, get the plans done. Beginning of 2023 start to build it. 6-9 months, move in. Less than a year build home.
- George Obernagel – If it is their primary residence, they can apply for it now?
- Russell Gregson - Can they have a building permit and a special use? Seems like the cart before the horse.
- Nathan Krebel – Wouldn't be comfortable to build the grain bin house first as the primary structure without a special use. And then apply for it and not get it, wouldn't be able to build their house. It is all about planning. Trying to pre-plan.
- Dennis Rodenberg – Why not build house first and then the grain house?
- Nathan Krebel – Didn't want to spend the money on the building materials right now. And wants to try it out.
- Mike Kovarik – Is this special use limited to one grain bin with a maximum occupancy?
- Nathan Krebel – Yes, only doing one permit.
- Chris Voelker – Would have to come back more.
- Chris Voelker – Opinion is that can give a timeline for the special use. Example by 2024 has to have a bed and breakfast.
- Nathan Krebel – The grain bin is like a glorified clubhouse. Part of the special use is having the two residence on the property.
- George Obernagel – Does it have a kitchen?
- Nathan Krebel – It will have a kitchen.
- Mike Kovarik – What assurances will you give the neighbors, say if you are out of town? Example – it is deer season and people are walking along their property.
- Nathan Krebel – It would be cool to have a picture of the property in the house.
- Mike Kovarik – Any fences or barriers planning on putting up?

- Nathan Krebel – No plans for that. It is a great point. Do best to inform them. The property is square.
- Vicki Taake – Commercial property needs 50', this is 33'.
- Nathan Krebel – Doesn't believe that is correct. Talked to Aaron Metzger after the meeting. His concern was making the driveway wider at the highway.
- Chris Voelker – Doesn't know why it would be needed.
- Nathan Krebel – Believes it was a hiccup in the planning commission meeting.
- Vicki Taake - The ask is for a bed and breakfast variance, but the building permit is for a single-family home. How does that go together?
- Nathan Krebel – Believes traditional bed and breakfast are single family homes.
- Sean Goulding – Their intentions are good, characters are good. Vote yes, would be great for the county
- David Beard – co-property owner – showed on the map where the home and the grain bin would be placed and where the road is and was. There is a power line that runs on one side, a cattle fence on another, and crops that will distinguish the property. Also showed the property owners that are in support. They are trying to plan it out. Can't put an investment out then on a whim.
- Chris Voelker – Bed and breakfast considered a one- and two-family dwelling. Can put a date out there for the special use?
- Mike Kovarik – Can you live with a time restriction?
- Nathan Krebel – Yes.
- Dennis Rodenberg – Son and his wife went to the same grain bin bed and breakfast and loved it.
- Gary Gregson – Feel likes Nathan is putting the board in an uncomfortable position. How do you know what will happen in two years with the price of materials?
- Nathan Krebel – Committing to it now.
- Gary Gregson – Why not build the house. Doesn't feel like it is fair to put the board and the adjacent property owners in that position. With the number of people coming in, have to trust the people coming in. Don't know the people coming in. There are things that must be concerned about. If the special use is passed would like to see some provisions
 - Maintenance on the road
 - Permit
 - Expiration date
 - Exclusion from the calendar from hunting season
 - Release of liability
 - Property lines identified
 - Permit not transferable upon the sale of the property
- Nathan Krebel – Happy with those provisions. Wants to keep neighbors happy.
- David Krebel – All kinds of room out there. Goes out there with a 25-foot trailer with no problems.
- Nathan Krebel – Also own rental property in waterloo. Total of 22 units. No complaints from them.

Mike Kovarik motion, George Obernagel second, to grant Nathan and Molly Krebel a Special Use Exception Variance to operate a Bed & Breakfast with an expiration date of December 2025, at 6103 Maeystown Road, Waterloo, Illinois. Parcel #10-03-100-004. Roll call vote – 5-yes, 0-no. Motion passed.

George Obernagel motion, second Mike Kovarik to approve the minutes of May 2, 2022. All aye by voice vote.

George Obernagel to adjourn, second Vicki Taake. All aye by voice vote.

Next meeting – September 12, 2022 – 7:30 pm