

# MONROE COUNTY PLANNING COMMISSION

April 6, 2023

7:30 p.m.

The regular scheduled meeting of the Monroe County Planning Commission was called to order by Chairman Carlyle Mueller. Members present: Laurie Brown, Karin Callis, Brian Coats, Dan Davis, Gene Stumpf & Walter Wetzal, Tim Berg voted remotely. Ex-Officio members present: Jon McLean, George Green, Chris Voelker and Ryan Webb.

APPROVAL OF MINUTES: Motion Karin Callis, second Gene Stumpf to approve March 2, 2023 minutes. All aye by voice vote.

## NEW BUSINESS:

Petition for: **Special Use**                      **Current Zoning:**                      **A-2**  
Petition by: Curt & Amy Rodenmeyer  
Located at: 5583 Fortman Lane, Waterloo, IL 62298  
PIN: **11-05-200-011-000**  
Fee: \$300-Paid

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## Documents Reviewed:

### 1. Letter of Intent:

I, Curt Rodenmeyer, Sole Proprietor of Rodenmeyer Automotive LLC, am hereby applying for a Special Use Permit as required by the Monroe County Illinois Zoning Office in order to operate a Home Occupation of maintaining an office space for my part-time mobile Automotive Repair Service as well as occasionally repairing vehicles and other equipment from the inside of my Pole Barn located on my property located at 5583 Fortman Lane Waterloo, IL 62298. This property is owned by my wife, Amy Rodenmeyer and I and is presently considered an A-2 Zone.

Rodenmeyer Automotive was established to document the income and expenses of me working on my friends and families' vehicles at their home or my own if they wish. I am the only employee of Rodenmeyer Automotive. I have insurance for the business with Erie Insurance Company that states the services are for mobile automotive repair. Please see exhibit A1 attached.

I would like to operate Rodenmeyer Automotive out of my home which is located on 5.49 acres at 5583 Fortman Lane Waterloo, IL. I have a desk inside my home with a 2-drawer filing cabinet that I use to keep my paperwork organized. In the chance that my family wishes to bring their vehicle to my home, business will be conducted out of a Pole Barn that is located at the same address next to my home which is currently and will continue to be used for storage of my personal vehicles and equipment. The parcel number for this property is 11-05-200-001-000 and is currently Zoned A-2, Residential/Agricultural. Please see the attached Exhibit A2 - Land map, Exhibit A3 - Zoning map, Exhibit A4 - blueprint of the home, and finally Exhibit AS - current ariel photo of the property.

Rodenmeyer Automotive is a part-time mobile service that will operate out of a 2019 Chevy Silverado with a pull behind enclosed 20 ft trailer. The business will not be storing vehicle parts, tires, or other in stock items for fixing/repairing vehicles. I will purchase what I need for each

job when the time comes. Please note that I work full time as a road mechanic for Utilitra located in Edwardsville, IL. Tools are housed in my pole barn and my company vehicle for Utilitra. These are the same tools that I will use for my services on my friends and families' vehicles. All tools and equipment are kept inside and not viewable from the street. However, other agricultural equipment to maintain my property at 5583 Fortman Lane Waterloo, IL is kept outside.,

Currently, Rodenmeyer Automotive is only sought out by friends, family and neighbors. If a Special Use Permit is granted to me for my business, I would be willing to offer my services to the surrounding area.

In conclusion, I, Curt Rodenmeyer, am asking that a Special Uses Permit be granted for my Home Business so that I may use my knowledge to provide genuine and purposeful automotive repair service at a reasonable price. I am not looking to make this a full-time business but am here to help the ones I love by giving them the advice, knowledge and if needed, repairs they can use to help keep their families safe while operating their motor vehicle.

2. Health Department: No Comment
3. Soil and Water Conservation Report: N/A
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:

Email from Aaron Metzger, P.E.

I will not be attending the Planning Meeting Thursday, April 6, 2023. Regarding the petition, I offer the following comments:

- Rodenmeyer Automotive:
  - Fortman Lane is a Private Road
  - Old Red Bud Road is Public, Maintained by Road District No. 3.
  - Average Daily traffic is 50
  - Width is 16'-18'

7. Present Use of Property: A-2 Agricultural, rural residential

8. Comments:

**Curt Rodenmeyer** – I am seeking a special use permit for a mobile automobile service. I would like to occasionally be able to repair vehicles at our residence. Our services are only sought after by friends, family and sometimes neighbors. It is not open to the public and there are no public hours. It is by appointment only. We keep our documents inside of our residence and were hoping the special use permit would cover this.

**Dan Davis** - When you say that you have a mobile service – what kind of service do you provide?

**Curt Rodenmeyer** – Basic maintenance, but what I specialize in is advanced diagnostic electrical

repair which requires mostly computers. I go to people's residences and log on to the vehicle and try to figure out the electrical system in their cars. We go mostly to where the customer is located. We have a pickup truck and trailer that we use to carry our tools and equipment.

**Dan Davis** – Where will you be doing the on-site work?

**Curt Rodenmeyer** – In the existing pole shed that is on the property.

**Dan Davis** – So when somebody comes to you – how long does that vehicle typically stay on site?

**Curt Rodenmeyer** – Average would be 2 to 3 days.

**Dan Davis** – Worst case scenario?

**Curt Rodenmeyer** – A week.

**Dan Davis** – How many vehicles do you have at one time on your property?

**Curt Rodenmeyer** – One to two, but that's it.

**Carlyle Mueller** – How much time do you really have to devote to this if you are working a full-time job.

**Curt Rodenmeyer** – I work on average around 45 hours at Utilitra and anywhere from 20-25 maybe 35 on a weekend. The combination of both incomes is what allows me to provide for and support my family.

**Gene Stumpf** – Are you going to be bringing any of Ameren's vehicles in there to work on?

**Curt Rodenmeyer** – No commercial vehicles.

**Amy Rodenmeyer** – The only commercial vehicle would be his current company vehicle which is provided by his employer.

**Dan Davis** – The deed made reference to a recorded maintenance agreement. Can you summarize how that is handled? How is the maintenance shared and what is the cost to maintain the road?

**Curt Rodenmeyer** – Everybody on that road has a road fund that they pay into yearly. We have a president (Ron Imm) of the road fund that handles the money in the back account. He is also the main person who maintains the road. He has the equipment to maintain the road. He's the one who calls for the rock. At this point it's only really one person who maintains the road. We have lived there five years and I have put in quite a few hours helping him as well.

**Brian Coats** – Has the increase in traffic been discussed along with your liability?

**Curt Rodenmeyer** – We shouldn't really see an increase in traffic. We don't have anything for the business being hauled in. When we have to bring a vehicle back to our location, we drive to their location and bring back the vehicle.

**Dan Davis** – So most of them are not drivable?

**Curt Rodenmeyer** – Almost all of them are drivable. They have an issue but they can still be driven.

**Brian Coats** – The reason I am asking is what is the expected increase in vehicular traffic to your location on the road? Versus what it is now.

**Curt Rodenmeyer** – I wouldn't expect any. Our average traffic right now is delivery vehicles. It's mostly Amazon.

**Dan Davis** – Asked if anyone in the audience had any questions.

**Ron Imm** – I live just south of Rodenmeyers. Most of the traffic that we have is delivery. I don't have a problem with the special use being granted.

**Nancy Wack** – Questioned the code that was being referenced.

**Chris Voelker** – It is applying for a home occupation that does not comply with 40-4-7.

**Nancy Wack** – There are three elements to address. #1 – who is going to monitor this? I have a hard time believing that there is not going to be an increase in traffic. #2 – Safety – we have

walkers, joggers, children, animals etc. that run along the road. This is again, an increase in traffic. What if someone is hurt. #3 – the increase in road traffic. This extra traffic is going to pound down the rock, plus it is a single lane rock road. Two cars is not easy. It needs to be two lanes if we are to have an increase in traffic. What about the easement rights? Who is going to pay for the extra rock?

**Dan Davis** – You have a written maintenance agreement for the road. What does that say?

**Nancy Wack** – That’s just a road fund. When there is enough money, we buy rock and these gentlemen are kind enough to donate their time to spread the rock and fix the road. So if there is an increase in traffic – we are going to need more rock.

**Laurie Brown** – He said that there is not going to be a lot more traffic. May one or two vehicles.

**Nancy Wack** – Who is going to monitor that?

**Dan Davis** – The county engineer says that there is around 50 cars a day going through there. There are subdivisions all over the county and they don’t seem to get upset about a home occupation that has a light amount of traffic going into it.

**Ralph Goodwin** – I live on Fortman Lane. I’ve lived on this road since 1989. The road has been the same since then. There are narrow spots in the road, but there are spots to pull over to let traffic through. It’s not going to be more of a burden on the road. Curt pays an extra \$100 a year for maintenance on the road. He pays extra. He does it on his own.

**Walter Wetzel** – Can we put a time limit on it?

**Dan Davis** – We can do it for two to five years.

**Chris Voelker** – Section 40-4-7.1 (f) reads a minimum of two years to a maximum of five years. You are supposed to relocate to a more appropriate zoning district.

**Dan Davis** – Sometimes we do a special use and the business turns into something else. Maybe you decide you could sell some cars back there. We are not approving anything like that.

**Curt Rodenmeyer** – I don’t plan on doing anything like that. I will always maintain a full-time job for insurance purposes. This will always be a part-time job. We don’t store anything related to the business outside. If we did need to pull a vehicle outside – that would not be a broken-down vehicle. If the vehicle were inoperable it would stay inside the pole barn.

**Dan Davis** – Could we put a limit of how many vehicles could be on their property?

**Brian Coats** – That could allay the neighboring property owners’ concerns about the traffic. Is that a reasonable request?

**Curt Rodenmeyer** – That would be fine with us.

**Brian Coats** – Would 5 vehicles work for you? That would minimize any traffic concerns with the neighbors.

**Gene Stumpf** – Who is going to police that?

**Dan Davis** – If the neighbors complain then it would have to be investigated.

**Gene Stumpf** – I personally feel like you are opening something that can’t be controlled.

**Brian Coats** – I disagree. I think you are containing it.

**Curt Rodenmeyer** – The maximum number of vehicles that I had there that were not mine was three. That was because I was waiting for parts that were back ordered.

**Amy Rodenmeyer** – This would not include cars there on holidays?

**Dan Davis** – This would only pertain to customer vehicles.

**Chris Voelker** – There are no employees, correct?

**Curt Rodenmeyer** – No. There will never be any employees.

**Chris Voelker** – It also reads that the home occupation needs to comply with ADA regulations. Anything used for the business would need to be ADA compliant, which would include parking.

**Curt Rodenmeyer** – Business would be conducted in the existing pole barn that has a level surface. If we have something that currently does not comply, we will have no problem coming into compliance with ADA.

**Kathy Green** – If you have a business and it's a mobile business, then why is the business at the house?

**Curt Rodenmeyer** – Some jobs require a little more in depth diagnostic and that is where we would need to have the customer's vehicle at our location. Some vehicles take a little longer to diagnose.

**Dan Davis** – So you are saying that not necessarily every car needs to come to your location, right?

**Curt Rodenmeyer** – Correct.

**Tim Green** – We live at the beginning of the road. We have a lot of dirt from traffic.

There being no other discussion:

**Dan Davis** – Motion to recommend approving the request for a special use permit for Curt and Amy Rodenmeyer for their property 11-05-200-001 for a home occupation permit subject to them not being able to have more than 5 customer vehicles on the property at one time. This would be for a two-year period. **Second, Karin Callis.** All aye by roll call vote.

**Carlyle Mueller** – This is an unofficial recommendation to the Board of Appeals.

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#### **Proposed Zoning Code:**

Ryan Webb, Chris Voelker and Jon McLean came to the table:

**Jon McLean** – Last month we discussed changes to the proposed zoning code. Those changes were emailed to Frank Heiglenstein for him to update, but in the process of reviewing the document Ryan Webb and Chris Voelker found a few items that needed to be addressed. We would like to approve this tonight, with those few additional changes. Ryan will present that information.

**Ryan Webb** – Explained the two-page document with amendments to the Zoning Code (**See attached**).

**Chris Voelker** – referred to Jon McLean's email covering changes made at the March 2, meeting. (**See attached**)

**Carlyle Mueller** – I think that we have gone through this multiple times. We will be looking at it again in upcoming meetings.

There was a discussion between several board members about the definition of Professional Engineer. Should it contain the wording saying "licensed in the State of Illinois. Chris Voelker is going to confirm the wording of the definition with Aaron Metzger, County Engineer.

**Jon McLean** – Keep in mind that because that definition concerning "Professional Engineer" is bolded so that means that it only pertains to wind and solar. It does not pertain to any other divisions.

**Ryan Webb** – Because this is in the general definitions and you want it to only apply to wind and solar, then this definition should be moved to the sections that pertain to wind and solar.

**Chris Voelker** – I think that “professional engineer should be in the general definitions.

**Brian Coats** – If I remember the conversation - because this will also affect the wind and solar divisions within the code and because this definition is in the general definitions; a broader definition is what Aaron Metzger preferred.

**Ryan Webb** – Whatever this board recommends to the Board of Appeals, can be addressed, or amended at their meeting. They can then make their recommendations to the County Board.

**Jon McLean** – Tim Berg will vote remotely. There will be a quorum.

There was no one present to speak against the proposed zoning changes.

Motion Brian Coats, Second Laurie Brown to approve the changes to the proposed zoning code along with amendments presented by Ryan Webb & Chris Voelker. All aye by roll call vote. Motion passed.

**Old Business** - none

**Treasurer’s report** - none

**Zoning Officer’s report** – Linda Tragesser emailed to set a date to meet with Zoning, County Engineer, GIS person to start the process to update the Comprehensive Plan. This is the start of that process.

**Road Report** – none

**Commissioner’s report** – none

**Comprehensive Plan report** – none

**Policy Review report** – none

**Economic Development Committee report** –none.

Motion to adjourn – Laurie Brown, Second Gene Stumpf All aye by voice vote.

Next meeting – May 4, 2023 at 7:30 p.m.