

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

March 11, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30 pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Staser said the last subdivision meeting was in December. Therefore those minutes have been reviewed and will need approval. Motion – Heinzmann made a motion to approve the December 10, 2020 Zoning Subdivision Committee Meeting minutes. Wessel seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Joan Willis First Subdivision – 4 Lot – St Rose Township

Joan Willis' First Subdivision was discussed by the committee. Located in St Rose Township on Surge Rd, north of St Rose. Staser explained the division of land, drawn up by Netemeyer Engineering, is a 4 lot subdivision. Joan currently lives in the house located on the farm ground. She has decided to split the house with 6.84 acres from the rest of the farm ground and would then like to deed one lot to each of her children. The subdivision plat was reviewed by the Health Department, County Engineer and the Township Road commissioner. Staser said she did not receive anything in opposition or with concerns. Heinzmann made a motion to approve Joan Willis' First Subdivision. Wessel seconded the motion. Motion Carried.

Staser gave a report on her office since the county computer servers had been hacked. She said their server containing all of their documents for Zoning, Addressing and Enterprise Zone were not accessible and they were unable to use their computers for 4 weeks. Staser said she borrowed a laptop from the County Highway Department and staff utilized the office laptop, purchased during COVID, to keep the office functioning and

operating. She explained they are finally able to log back onto their computers and the backup servers are now operating but there has been blackouts and lock downs on their computers. Staser said her computer is locking up and requiring a manual shut down, on average, 5 to 10 times a day. She is hopeful once all servers are back to full operation the computers will improve but it is hard to know at this time. Staser also informed the committee Eagleview installed the new aerials on the office computers today. The last aerials installed were from 2016.

5. PUBLIC COMMENT

6. ADJOURN

Wessel made a motion to adjourn. Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

April 8, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30 pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the March 11, 2021 Zoning Subdivision Committee Meeting minutes. Wessel seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Sutton Branch Farm – 1 Lot – St Rose Township

Sutton Branch Farm was discussed by the committee. It is located in St Rose Township on Spanker Branch Rd. The family has decided to split off the old farm home and a few of the sheds for a total of 2.11 acres from the rest of the agricultural ground. The family would like to keep a couple of the sheds with the farm ground but the split would cause the sheds to be non-compliant with current side setbacks of 25'. Therefore, the family applied for a variance with the Zoning Board of Appeals to relax the setbacks between the sheds to less than 25 feet to allow the split. The Zoning Board of Appeals approved the setback request on April 7, 2021. The subdivision plat was reviewed by the County Health Department, County Engineer and the Township Road commissioner. Staser said she did not receive anything in opposition or with concerns. Heinzmann made a motion to approve Sutton Branch Farm. Wessel seconded the motion. Motion Carried.

b. Final Plat – Art & Helen Buehne Estates – 3 Lot – St Rose Township

Staser explained the county is still waiting for some information on this plat and requested it be tabled until the next meeting. Wessel made a motion to table Art & Helen Buehne Estates. Heinzmann seconded the motion. Motion Carried.

c. Final Plat – Stan Kuhl’s First Subdivision – 1 Lot – St Rose Township

Stan Kuhl’s First Subdivision was discussed by the committee. It is located in St Rose Township directly on Wayne Road therefore not creating any new roads or streets. Staser explained this is a family split, one lot division of land, consisting of 1 acre. Stan would like to deed the property to his son to build on. The subdivision plat was reviewed by the Health Department, County Engineer and the Township Road commissioner. Staser said she did not receive anything in opposition or with concerns. Heinzmann made a motion to approve Stan Kuhl’s First Subdivision. Wessel seconded the motion. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Wessel made a motion to adjourn. Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

May 13, 2021 – 4:45pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:45pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the April 8, 2021 Zoning Subdivision Committee Meeting minutes. Wessel seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Art & Helen Buehne Estates – 3 Lot – St Rose Township

Art & Helen Buehne Estates was discussed by the committee. It is located in St Rose Township to the east of St Rose on Quarry Rd. This property is zoned R-1, residential and consists of almost 7.5 acres in total. The property owners would like to split this ground into 3 lots. The minimum lot size in an R-1 District is 1 acre. Lot 1 is 3.32 acres, Lot 2 is 2 acres and Lot 3 is 2 acres. The Health Department requires at least 1 acre out of flood plain for each lot to issue a sewer permit so Abacus pursued a LOMA from FEMA. The LOMA was approved and that information is reflected on the subdivision plat. Lot 1 has 1.19 acres out of flood plain, Lot 2 has 1.5 acres out of flood plain, and Lot 3 has 1.10 acres out of flood plain. Therefore, the Health Department has approved this subdivision. The property is located on a county road and Dan Behrens, County Engineer, has approved the ingress/egress off Quarry Road. Heinzmann made a motion to approve Art & Helen Buehne Estates. Wessel seconded the motion. Motion Carried.

b. Resolution in Opposition of SB 1602

The committee discussed the proposed bill SB1602, which ultimately removes the county board authority to set standards for wind energy in Clinton County. Staser said the Governor is working on proposing another bill which will apply to solar as well. Over 50 plus counties in Illinois have already passed a resolution in opposition of this bill or anything similar to this bill. UCCI believes that SB1602 is a proposal contrary to the administration of the position as County Board Members and is not in the best interest to the citizens of the county. UCCI created a resolution in opposition and this was forwarded to our States Attorney. JD reviewed the UCCI resolution and this is the one that will go to the county board for approval. SB 1602 or anything similar to it would take away more county board rights. This resolution is in opposition to that bill and to protect our county rights to do what is best for our county per our county board. Wessel made a motion to send the resolution to the county board for approval. Heinzmann seconded the motion. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Wessel made a motion to adjourn. Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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June 10, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the May 13, 2021 Zoning Subdivision Committee Meeting minutes. Wessel seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Clinton Schmeink Subdivision – 1 Lot – Wade Township

Clinton Schmeink Subdivision was discussed by the committee. It is located in Wade Township to the west of Carlyle and north of Beckemeyer. The property is currently zoned Agricultural and part of 77 acres owned by Joseph and Tina Schmeink. Joseph and Tina are requesting to split 1.50 acres off so their son Clinton can build a home on the property. The 1.50 acres would access off William Road, which is a township road. I spoke with the Township Road commissioner for Wade Township and emailed him a copy of the plat for his review. The ground is within a 1 ½ miles of Carlyle, which had a comprehensive plan on file, therefore it must be approved the the City of Carlyle as well. Carlyle approved the division of land on June 14th. The County Engineer and Health Department have also reviewed and approved. Bryan Wessel made a motion to approve the Clinton Schmeink Subdivision. Nelson Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

b. Final Plat – Kelsey Tucker Subdivision – 1 Lot – Wade Township

Kelsey Tucker Subdivision was discussed by the committee. It is located in Wade

Township to the west of Carlyle and north of Beckemeyer. The property is currently zoned Agricultural and part of 35 acres owned by Joseph and Tina Schmeink. Joseph and Tina are requesting to split 1.50 acres off so their daughter Kelsey can build a home on the property. The 1.50 acres would access off Flat Branch Rd, which is a township road. I spoke with the Township Road commissioner for Wade Township and emailed him a copy of the plat for his review. The ground is within a 1 ½ miles of Carlyle, which had a comprehensive plan on file, therefore it must be approved the the City of Carlyle as well. Carlyle approved the division of land on June 14th. The County Engineer and Health Department have also reviewed and approved. Nelson Heinzmann made a motion to approve the Kelsey Tucker Subdivision. Bryan Wessel seconded the motion. Roll call showed all in favor. Motion Carried.

c. Final Plat – Leann Cotton’s First Subdivision – 1 Lot – Breese Township

Leann Cotton’s First Subdivision was discussed by the committee. It is located in Breese Township to the north of Breese and north of Beckemeyer. The property is currently zoned Agricultural and owned by Louis and Joyce Timmermann. Louis and Joyce are requesting to split 2.62 acres off so their daughter, Leann, can build a home on the property. The 2.62 acres would access off Oak Hill Dr, which is a township road. I spoke with the Township Road commissioner for Breese Township and mailed him a copy of the plat for his review. The ground is within a 1 ½ miles of Breese, which had a comprehensive plan on file, therefore it must be approved by the City of Breese as well. Breese approved the division of land on June 15th. The County Engineer and Health Department have also reviewed and approved. Nelson Heinzmann made a motion to approve Leann Cotton’s First Subdivision. Bryan Wessel seconded the motion. Roll call showed all in favor. Motion Carried.

d. Final Plat – Bill Timmermann Subdivision - 1 Lot – St Rose Township

Bill Timmermann’s Subdivision was discussed by the committee. It is located in St Rose Township to the west of St Rose. The property is currently zoned Industrial and owned by William A Timmermann, Timmermann Milk Service, Inc. Bill Timmermann is requesting to split 3 acres from the 10 total acres. The intent is to request a rezone for the 3 acres from Industrial to A-R at the July meeting to allow their son, Bill, to build a home on the property. The 3 acres would access off Woodland Lane, which is a township road. I spoke with the Township Road commissioner for St Rose Township and emailed him a copy of the plat for his review. The County Engineer and Health Department have also reviewed and approved. Bryan Wessel made a motion to approve Bill Timmermann’s Subdivision. Nelson Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

e. Plat of Vacation – Chad Ratermann’s 2nd Subdivision – 1 Lot – Germantown Township

Chad Ratermann’s 2nd Subdivision Plat of Vacation was discussed by the committee. It is located in Germantown Township. The property is currently zoned agricultural and

owned by Chad, Darin and Craig Ratermann. The Ratermann brothers are requesting to vacate Chad Ratermann's 2nd Subdivision, which consisted of one lot, 2.26 acres. The family had decided not to build a home there but instead to build an agricultural building. The County Engineer and Health Department have also reviewed and approved. Bryan Wessel made a motion to approve the vacation of the plat Chad Ratermann's 2nd Subdivision. Nelson Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Heinzmann made a motion to adjourn. Wessel seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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July 15, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:45pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the June 10, 2021 Zoning Subdivision Committee Meeting minutes. Wessel seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Craig Taylor’s Second Subdivision – 1 Lot – St Rose Township

Craig Taylor’s Subdivision was discussed by the committee. It is located in St Rose Township to the west of St Rose. The property is currently zoned Agricultural and part of acres owned by Craig Taylor. Craig is requesting to split 1.85 acres off for their son to build a home on the property. The 1.85 acres would access off Cemetery Road , which is a township road. I spoke with the Township Road commissioner for St Rose Township and emailed him a copy of the plat for his review. The County Engineer and Health Department have also reviewed and approved. Bryan Wessel made a motion to approve Craig Taylor’s Second Subdivision. Nelson Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

5. PUBLIC COMMENT

Staser reminded the committee they will receive a final draft of the Comprehensive Plan in their county board packets. The public hearing will be attended by Linda Tragesser with SIMAPC and will begin at 7pm before the county board meeting begins at 7:30.

6. ADJOURN

Heinzmann made a motion to adjourn. Wessel seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

August 12, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the July 15, 2021 Zoning Subdivision Committee Meeting minutes. Wessel seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Dorothy Loepker’s Second Subdivision – 2 Lot – Santa Fe Township

Dorothy Loepker’s Second Subdivision was discussed by the committee. It is located in Santa Fe Township to the south east of Bartelso. The property is currently zoned Agricultural. Gerald and Patricia Loepker are requesting to split 2.51 acres to allow their son Patrick to build on. Their current home is Lot 2. This split would not create any new roads because Kenny and Terri Loepker are going to allow Patrick to use their private roadway by granting him an easement. Staser said she spoke with the township road commissioner about this plat and the County Engineer. Staser said she is waiting for approval from Health Department. Wessel made a motion to approve contingent on the Health Department approval. Heinzmann seconded the motion. Motion Carried.

b. Final Plat – Southtown Estates Second Addition – 5 Lots – Carlyle Township

Southtown Estates Second Addition was discussed by the committee. The second addition is south of Carlyle in Carlyle Township. The property is currently zoned residential, R-2. The Becker Brothers are requesting to split 5 lots off the residential zoned ground. No new roads will be created. Lot 5 and 6 will have access off a private

drive, Becker Lane. Lot 7 and 8 will have access on Corey Rd. Staser said she spoke with the Township Road commissioner and emailed him a copy of the plat. The County Engineer and Health Department have also reviewed and approved the plat. Staser explained the City of Carlyle has been in the review process of this subdivision for the last couple months because it triggered the preliminary plat for them. It takes 6 or more lots to require a preliminary with the county. The City of Carlyle approved the plat on August 9th. Heinzmann made a motion to approve Southtown Estates Second Addition. Wessel seconded the motion. Motion Carried.

5. PUBLIC COMMENT

Staser informed the committee the 30 day public comment period for the Comprehensive Plan update will end after the August county board meeting. Therefore, the plan will go to the county board on September 20, 2021 meeting. Staser said after the public comment period ends next week, she will email all public comment to the County Board. The County Board will then need to decide to approve or not approve.

6. ADJOURN

Wessel made a motion to adjourn. Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

September 9, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Wessel made a motion to approve the August 12, 2021 Zoning Subdivision Committee Meeting minutes. Heinzmann seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Michael Ranch – 2 Lot – Clement Township

Michael Ranch was discussed by the committee. It is located in Clement Township north east of Huey on the north side of Old Route 50. The property is currently zoned Agricultural and has several sheds and grain bins. With this proposed division of land, all existing structures are meeting the 25' setback requirement. Lot 1 is 1 acre and Lot 2 is 3.8 acres. This qualifies as a family split under current zoning laws. The Township Road Commissioner was sent a copy of the plat for review. The Health Department and County Engineer have reviewed the plat as well. This subdivision plat was created by Abacus Professional Services. Heinzmann made a motion to approve Michael Ranch. Wessel seconded the motion. Motion Carried.

b. Final Plat – Jim Nehrt's First Subdivision – 1 Lot – Carlyle Township

Jim Nehrt's First Subdivision was discussed by the committee. It is located in Carlyle Township, just south of Carlyle off Highline and by Route 127. The property is currently

zoned Residential, R-2. Jim Nehrt would like to split 3.07 acres to sell and allow a home to build on, which more than meets the minimum lot size requirement. Part of this lot is in flood plain. Netemeyer Engineering has applied for a Letter of Map Amendment, which would remove 2.5 acres from FEMA's mapped flood plain. The County Engineer and Health Department have reviewed the subdivision plat as well as the Township Road Commissioner. This proposed division of land is within the 1 ½ of Carlyle city limits. Andy Brackett with the City of Carlyle informed me the City is in the process of review and the plat will go to the City of Carlyle for approval on September 27th. Wessel made a motion to approve Jim Nehrt's First Subdivision. Heinzmann seconded the motion. Motion Carried.

c. Final Plat – Bruce Gross' First Subdivision – 3 Lots – St Rose Township

Bruce Gross' First Subdivision was discussed by the committee. The property is located next to and adjacent to Jamestown located in St Rose Township. Bruce Gross would like to subdivide the ground into 3 lots for family to build on. Lot 1 and Lot 2 consist of 3 acres, Lot 3 is 7.86 acres. The property is located on Main St and will access from Main Street, creating no new streets. The plat was sent to the Township Road Commissioner, Health Department and County Engineer for review. The subdivision plat was created by Netemeyer Engineering. Heinzmann made a motion to approve Bruce Gross' First Subdivision. Wessel seconded the motion. Motion Carried.

5. PUBLIC COMMENT

Staser reminded the committee the Comprehensive Plan Update Document will be on the County Board agenda for the September 20th meeting.

6. ADJOURN

Wessel made a motion to adjourn. Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

October 7, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Wessel made a motion to approve the September 9, 2021 Zoning Subdivision Committee Meeting minutes. Heinzmann seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – S Buehne Subdivision – 1 Lot – Breese Township

S Buehne Subdivision was discussed by the committee. It is located in Breese Township. The property is south of Aviston and Breese and is within 1 ½ miles of both Municipalities. This requires the plat to be reviewed by Aviston as well as Breese. Staser reported she spoke with Mike Engel, the Zoning Chairman in Aviston and he informed me this was approved on September 29th. Staser reported she also spoke with Breese and they have reviewed the plat and approved on October 5th. The property is currently zoned Agricultural. This is a proposed family split. They are requesting a one lot subdivision consisting of 3 acres of which .11 acres is Linden Grove Road and will be dedicated. The split will not create any new roads. The Health Department and County Engineer have also reviewed the plat. This subdivision plat was created by Abacus Professional Services. Heinzmann made a motion to approve S Buehne Subdivision. Wessel seconded the motion. Motion Carried.

- b. Bond Extension Request for Road – Fuehne Hills Subdivision – Sugar Creek Township** – Clinton County Engineer, Dan Behrens, gave a report on Fuehne Hills Subdivision Road. The subdivision was approved on December 16, 2019. The County Subdivision Code allows 2 years from that date to complete all improvements. Behrens explained the Subdivision Code however does allow for a time extension by written agreement between the developer and County Engineer. The Fuehne's have submitted written request to extend the bond until October 2022. Behrens informed the board in the last site visits made by the County, the intersection of Ranz Road needs drainage structures, final aggregate base course, Fuehne Hills Subdivision road needs final construction of the ditches to plan grades, seeding and A-3 surface treatment. The Highway Department's last site visit was on July 15, 2021. Behrens reported from the site visit it did not appear any work had been performed since November 21, 2019 site visit and some problems may have developed in the aggregate base that will need to be fixed. Behrens reported numerous complaints on excessive weed growth and siltation of downstream property. Adjoining property owners, Mark Barackman, Marvin Ratermann, Scott Schulte and Jason Strader along with Sugarcreek Township Trustee, Jerome Rakers, voiced their concerns with subdivision improvements and the road. Maintenance of the road, snow plowing, school bus safety and drainage were some concerns of the neighbors. Behrens said all work will have to be certified by an engineer.
- Behrens said the County will not allow the irrevocable letter of credit to be renewed and an extension of time without certain stipulations. Behrens said he will prepare a written agreement with the stipulations and provide it to the Fuehne's to sign. Failure to complete by November 15, 2021 the earth work on the shoulder and ditches as shown on the plans and seeding of all disturbed areas according to the improvement plans will result in the forfeiture of the existing irrevocable letter of credit. Behrens added the State Spec Book does not allow seeding after November 15th. Behrens explained if a new letter of credit is allowed, they must complete all requirements in the written agreement by July 15, 2022 or the new irrevocable letter of credit will be forfeited. Behrens asked Charity Fuehne if she understood the stipulations and he would be in contact with a written agreement requiring their signatures.

5. PUBLIC COMMENT

No further public comment.

6. ADJOURN

Wessel made a motion to adjourn. Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

December 9, 2021 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann, Craig Taylor in person and Bryan Wessel attended remotely via telephone. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Wessel made a motion to approve the October 7, 2021 Zoning Subdivision Committee Meeting minutes. Heinzmann seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat - 1 Lot – Hanke Estates – East Fork Township

Hanke Estates was discussed by the committee. It is located in East Fork Township at 16901 Boulder Rd, Carlyle. Currently zoned agricultural and owned by Larry and Diane Hanke. It is approximately 150+ acres with a home and farm buildings. They are requesting to split 1.03 acres with the existing home built in 1955 and one small shed. This would leave the rest of the 150+ acres of farmground, grain bins and farm buildings. Staser said all existing buildings are meeting current requirements for setbacks for the proposed division of land. The subdivision plat was prepared by Abacus Professional Services in Breese. The subdivision plat has been reviewed and approved by the Health Department and County Engineer. Heinzmann made a motion to approve Hanke Estates. Wessel seconded the motion. Motion Carried.

The committee discussed the current “family split” language and a possible text amendment to the current language. Discussion of changing the mother, father, son, daughter as only qualifying persons for the “family split”, keeping the minimum requirement as 1 acre and adding language to allow a new home to be built if a home had been located on the property at one time.

5. PUBLIC COMMENT

No public comment.

6. ADJOURN

Wessel made a motion to adjourn. Heinzmann seconded the motion. Roll call showed all in favor. Motion Carried.