

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

February 10, 2022 – 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 and Craig Taylor. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

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

4. NEW BUSINESS

a. Final Plat – 3 Lot – Heckenkemper Heritage Subdivision – Lookingglass Township

Heckenkemper Heritage Subdivision was discussed by the committee. The property is owned by Brian and Kevin Heckenkemper. It is located on Court Rd in Lookingglass Township. It is zoned Agricultural and consists of 20 acres. Heckenkempers are requesting a total of 3.86 acres to be split into 3 lots. Each lot will be 1.22 acres. It is southwest of Albers and is within 1 ½ miles of the Village of Albers, therefore the plat will be reviewed by Albers as well. The subdivision plat was prepared by Abacus Professional Services in Breese. The plat was submitted to the Township Road Commissioner, County Engineer and the Health Department for review as well. All have approved the subdivision. Taylor made a motion to approve the subdivision. Heinzmann seconded the motion. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Heinzmann made a motion to adjourn. Taylor 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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April 7, 2022 – 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 and Craig Taylor. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the February 10, 2022 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – West Water Tower Subdivision – Breese Township

West Water Tower Subdivision was discussed by the committee. The property is located in Breese Township across the tracks from the Breese City limits on the south side of the tracks. This is 1.30 acres abutting Breese Jaycee part on the west side of the park. The City of Breese plans on utilizing this 1.30 acres for a new water tower. The property is zoned Agricultural. The subdivision plat was prepared by HMG. The City has reviewed and approved the subdivision plat and have obtained and recorded a 25' ingress/egress easement from the Jaycees on the north side of park. The subdivision plat has been reviewed and approved by the Health Department and County Engineer. Heinzmann made a motion to approve West Water Tower Subdivision. Taylor seconded the motion. Motion Carried.

b. Final Plat – 2 Lot – East Beckemeyer Subdivision – Wade Township

East Beckemeyer Subdivision was discussed by the committee. The property is located in

Wade Township. The north property across the tracks is Beckemeyer city limits. The parcel is currently owned by the Village of Beckemeyer and consists of 4.54 acres. The property was rezoned Agricultural to Commercial by the board in February 2022. The Village is now requesting to split the Commercial lot into 2. Lot 1 would remain the Village's and Lot 2 will be sold to Wade Township where they plan to build a new township building. The minimum lot size in a Commercial district is 6000 sq ft. Both lots are in compliance with the square footage. The subdivision plat was prepared by HMG. The Health Department and County Engineer have reviewed and approved. The subdivision plat was also sent to the Township Road Commissioner for review. East Beckemeyer Subdivision was approved by the Village of Beckemeyer on March 14, 2022. Heinzmann made a motion to approve East Beckemeyer Subdivision. Taylor seconded the motion. Motion Carried.

c. Final Plat – 1 Lot - Orchard Estates – Wade Township

Orchard Estates was discussed by the committee. It is located in Wade Township to the south of Beckemeyer. Albers are requesting to split one acre from their agricultural ground next to Taphorn's Orchard in Beckemeyer to allow their son to build a home on. Existing building on the parent parcel is meeting requirement for 25' side setback. The subdivision plat was prepared by Abacus Professional Services. The plat was approved by the Village of Beckemeyer on April 11, 2022. The County Engineer and Health Department have also reviewed. The Township Road Commissioner is aware of the proposed subdivision but does not have to sign off on this plat because it is located on Bartelso Road, which is a county road. Heinzmann made a motion to approve Orchard Estates Subdivision. Taylor seconded the motion. Motion Carried.

The Subdivision Committee exchanged views on the "family split". Some ideas expressed were keeping the "family split" as a permitted use and changing the qualifying persons to consist of mother, father, son or daughter.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Heinzmann made a motion to adjourn. Taylor 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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May 5, 2022 – 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 and Craig Taylor. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the April 7, 2022 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. LaGarda Estates -Vacation Plat of Utility & Drainage Easements – Wade Township

The committee discussed the vacation plat of utility and drainage easements for LaGarda Estates. Netemeyer Engineering prepared the plat for Mike and Erin Etheridge. The Etheridges are requesting to vacate a 20' easement on their lot to allow the construction of a 48'x 56' new shed. They currently have a building permit for the new shed which reflected 25' from the property line. The foundation was poured and ended up at only 10-15 feet from the property line which puts the foundation partially in the easement. The Etheridges had a hearing with the Zoning Board of Appeals on April 6, 2022 requesting a variance to relax the setback from 25' to 10'-15'. The Zoning Board of Appeals denied the relaxation of the setback referencing the easement. The Zoning Board allowed the Etheridges 6 months to resolve the issue. The Etheridges will need to show there are currently no utilities in the easement. The next step would be another hearing with the Zoning Board of Appeals on June 1st. Heinzmann made a motion to approve contingent on certification there are no utilities in easement. Taylor seconded the motion. Motion Carried.

The committee discussed the family split language from the States Attorney. The language was requested by the Zoning Board of Appeals stemming from prior Zoning Board meetings and items from those discussions. Some of the language changes are limiting to mother, father, son and daughter as qualifying persons. The acreage would change from 1 to 3 acres to be the same size as an A-R lot. The family split will be a special use and require a hearing with the Zoning Board and then go to County Board for final vote. The committee would like the language shared with the full county board so everyone is aware of discussion and possible future language. The County Board would be the final board to vote on and approve any changes to the Zoning Code.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Heinzmann made a motion to adjourn. Taylor 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 7, 2022 – 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 and Craig Taylor. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the May 5, 2022 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 3 Lot - Andy Huelsmann's First Subdivision -Breese Township

The committee discussed Andy Huelsmann First Subdivision. Netemeyer Engineering prepared the plat. They are requesting 3 lots be split off agricultural ground to allow family to build on. Lot 1 and Lot 2 consist of 1 acre. Lot 3 consists of 2 acres. The proposed plat is located south of Breese on South Walnut which is within a 1 ½ of city limits, which requires the City of Breese review. Staser said she spoke with Don Voss and the City approved the plat on July 5. The Health Department and County Engineer approved the plat. Staser said she also spoke with and sent a copy of the plat to the Breese Township Road Commissioner. Taylor made a motion to approve. Heinzmann seconded the motion. Motion Carried.

b. Final Plat – 1 Lot – Chad Ratermann's 3rd Subdivision – Germantown Township

The committee discussed Chad Ratermann's 3rd Subdivision. Netemeyer Engineering prepared the plat. They are requesting to split off 1 acre to allow a brother to build on. The Ratermann brothers own the surrounding ground which

includes hogs, farm ground and some cattle. Staser explained the 1st lot that was split off in 2010 was built on by Chad Ratermann. The 2nd lot that was split in 2019 for the other brother was vacated in 2021 to allow for a machine shed. This 3rd lot would now allow the other brother to apply for a building permit for a home. The Health Department and County Engineer have approved the plat. Staser said she spoke with Germantown Road Commissioner about the subdivision plat and mailed him a copy for review. Taylor made motion to approve. Heinzmann seconded the motion. Motion Carried.

5. PUBLIC COMMENT

Zoning Code – Staser said the Zoning Board of Appeals is wanting to move forward with a public hearing on the proposed text amendment for the family split. She said the changes to the solar code were also discussed, including increasing residential setback due to current legislation. The public hearing would be on September 7th.

6. ADJOURN

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

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
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September 8, 2022 – 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 and Craig Taylor. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the July 7, 2022 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – O's Acres Subdivision -Breese Township

The committee discussed O's Acres Subdivision. HMG prepared the plat for Jeffrey and Mandy Ottenschneider. The one lot subdivision is in Breese Township and is located within 1 ½ of the City of Breese therefore the City of Breese will also be reviewing O's Acres Subdivision as well. The Ottenschneider's are requesting to split off 1.12 acres of zoned agricultural ground to allow a qualifying family member to build on. The Health Department, County Engineer and Breese Township Road Commissioner were all sent a copy of the subdivision for their review. All expressed no concerns on the one lot split. Heinzmann made a motion to approve the subdivision. Taylor seconded the motion. Motion Carried.

b. Final Plat – 2 Lot – Blake Hudspeth First Subdivision – Breese Township

The committee discussed Blake Hudspeth's First Subdivision. Netemeyer Engineering prepared the plat for Michael and Monica Mensing. They would like their daughter and son-in-law to be able to build behind them. The two lot subdivision is abutting Breese city

limits therefore is within the 1 ½ miles and requires the City of Breese review and approval. The property is located on Breese Rd. The property is zoned agricultural. Lot 1 is 1.47 acres and Lot 2 is 1.46 acres. Lot 1 is Michael and Monica Mensing's current home. Lot 2 is the lot their daughter would build on. The Breese Township Road Commissioner was notified of the requested split and did not have any issues. The County Engineer and Health Department have also reviewed this subdivision with no issues. Heinzmann made a motion to approve the subdivision. Taylor seconded the motion. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

Heinzmann made a motion to adjourn. Taylor 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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November 10, 2022 – 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 Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Wessel made a motion to approve the October 6, 2022 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – Leon Albers' First Subdivision - Germantown Township

The committee discussed Leon Albers' First Subdivision. The subdivision plat was prepared by Netemeyer Engineering. The one lot subdivision is located in Germantown Township. They are requesting to split off the existing home and shed with 1.31 acres from the farm ground. The home was built before zoning and per zoning code can be split off from farm ground with at least 1 or more acres. The home and existing shed are meeting all proposed new property lines of 25 feet or more on zoned agricultural ground. The home is located on Shoal Creek Road. The Health Department did not have any concerns. The Highway Department and Germantown Township Road Commissioner were also sent a copy of the plat for their review back in October. Wessel made a motion to approve Leon Albers' First Subdivision. Taylor seconded the motion. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

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