

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

April 2, 2024 – 6:30pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 6:30pm by County Board Chairman, Brad Knolhoff.

2. ROLL CALL OF MEMBERS

Subdivision Committee members Ann Schroeder and Mike Rakers were in attendance. Also present, Zoning Administrator, Jami Staser and County Board Chairman, Brad Knolhoff.

3. APPROVAL OF MINUTES

No minutes were approved.

4. NEW BUSINESS

Property owners from Harbor Light Bay, North Harbor and Forest Cove were in attendance to discuss possible text amendments to the Zoning Code for overlay district in Residential (R-3) subdivisions in pre-existing subdivisions which allowed dwellings and recreational vehicles in their pre-zoning recorded covenants. Some of the points discussed included reducing front setbacks of 10', reducing side/rear setbacks to 3', or 1/3 of the height of the building, whichever is greater. Permitting accessory structures without principal structures and recreational use of campers. Approximately 25 property owners were in attendance. Chairman Knolhoff told the property owners to let everyone know to contact the Zoning Administrator, Jami Staser, if they would like to get on the email list for future meetings on the topic.

5. PUBLIC COMMENT

There was no additional comment.

6. ADJOURN

Meeting adjourned with another meeting to be scheduled in the upcoming months on possible amendments.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

May 2, 2024 – 4:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Rakers made a motion to approve the November 2, 2023 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

Motion – Rakers made a motion to approve the April 2, 2024 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – Dan Maue’s First Subdivision – SugarCreek Township

The committee discussed the 1 lot subdivision submitted by Dan Maue. The subdivision plat was prepared by Netemeyer Engineering. The current property is located at 14921 Sportsmen Rd, Trenton, IL and is 15 acres and has one home located on the property. The property is located in Sugar Creek Township and about 2 miles north of Trenton. The Health Department and County Engineer have reviewed and approved the Plat. Mike Rakers made a motion to approve Dan Maue’s First Subdivision. Haselhorst seconded the motion. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Rakers made a motion to adjourn. Haselhorst seconded the motion. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

July 11, 2024 – 4:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Haselhorst made a motion to approve the May 2, 2024 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – Albers Hickory Estates Subdivision – Germantown Township

The committee reviewed the Albers Hickory Estates Subdivision. The property is owned by Dale and GERALYN Albers. It is in Germantown Township on Ammon's Rd which is in between Germantown, Bartelso and south of State Route 161. Staser said 12 acres of the parent parcel had been rezoned from Agricultural to A-R in June 2024. Netemeyer Engineering has drawn up the subdivision plat, which consists of a one lot, three acre split from the twelve acres of which is zoned A-R. The Health Department and County Engineer have reviewed and approved the plat. The Germantown Township Road Commissioner did not express any concerns with a new access to the property. Rakers made a motion to approve Albers Hickory Estates Subdivision. Schroeder seconded the motion. Motion Carried.

b. Final Plat – 1 Lot – Betty Grawe's Second Subdivision – Wheatfield Township

The committee reviewed Betty Grawe's Second Subdivision. The property is located on Stolltown Road, north of Beckemeyer. It has an existing home on the property which

was built in 2009. The home sits on approximately 37 acres plus another 40 contiguous acres. The subdivision plat was drawn up by Netemeyer Engineering. It is a one lot subdivision containing 3 acres with the home. The County Engineer and Health Department have reviewed and approved the subdivision plat. Haselhorst made a motion to approve Betty Grawe's Second Subdivision. Schroeder seconded the motion. Motion Carried.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Haselhorst made a motion to adjourn the meeting. Schroeder seconded the motion. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

September 5, 2024– 6:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 6:00pm by County Board Chairman, Brad Knolhoff.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion –Rakers made a motion to approve the July 11, 2024 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

Property owners from Harbor Light Bay, North Harbor and Forest Cove were in attendance to discuss possible text amendments to the Zoning Code for overlay district in Residential (R-3) subdivision in pre-existing subdivisions which allowed dwellings and recreational vehicles (campers) in their pre-zoning recorded covenants. Possible amendments included; a reduction of front setbacks from 25' to 10', reducing accessory structure side and rear setbacks from 3' or 1/3 the height of the wall, whichever is greater, permitting accessory structures without a principal structure, recreational use of a camper, amending clubhouse definition of structure to contain no less than 200 square feet and occupation up to 120 days within a calendar year and increasing the height restriction. The Zoning Board of Appeals will be presented the possible amendments discussed at the October 2, 2024 meeting for further review and discussion.

5. PUBLIC COMMENT

No further comment.

6. ADJOURN

Rakers made a motion to adjourn the meeting. Schroeder seconded the motion. Motion Carried.