

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

January 9, 2025– 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 – Schroeder made a motion to approve the November 7, 2024 Zoning Subdivision Committee Meeting minutes. Haselhorst seconded the motion. Rakers abstained. Motion Carried.

4. NEW BUSINESS

a. Carl Ottensmeier's First Subdivision –3 Lots – Sugar Creek Township – Carl Ottensmeier

The committee reviewed Carl Ottensmeier's First Subdivision. The proposed subdivision is located to the north of Trenton and Aviston and on the north side of New 50. It is within 1 ½ miles of both municipalities and therefore required to be reviewed and approved by both municipalities. The proposed subdivision is in Sugar Creek Township on Venhaus Rd. There are 3 lots in which are all a minimum of 3 acres or more. This property has already been rezoned to A-R. Lot 1 will access off Venhaus Rd and Lot 2 and 3 both have a 25' drive to access their lots. This is all zoned A-R is a residential area with additional homes to the east on Venhaus Rd. Rakers made a motion to approve Carl Ottensmeier's First Subdivision. Schroeder seconded the motion. All in favor. Motion Carried.

b. Quinbe Subdivision – 1 Lot – St Rose Township – Daniel Potthast

The committee reviewed Quinbe Subdivision. The proposed subdivision is located directly east of St Rose in St Rose Township on Goodings Ford Rd. It is not within a 1 ½ miles of any municipality. This is a one lot subdivision consisting of 3 acres. This is a family split for Daniel Potthast to allow his child to build on his agricultural ground. The special use was approved by the zoning board and will go to county board on January 21st. The Health Department and County Engineer have both reviewed and approved. Haselhorst made a motion to approve Quinbe Subdivision contingent on county board approval of the special use for the family split. Rakers seconded the motion contingent on county board approval of the special use for family split. All in favor. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

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

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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April 3, 2025– 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 – Schroeder made a motion to approve the January 8, 2025 Zoning Subdivision Committee Meeting minutes. Haselhorst seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Matt Jansen's First Subdivision –1 Lot – Lookingglass Township – Matt Jansen

The committee reviewed Matt Jansen's First Subdivision. The proposed subdivision is located to the south of Damiansville. It is within 1.5 miles of Damiansville and they are in the review process of the subdivision. The property is 40.3 acres in the township on Airport Road. Jansen had a public hearing on April 2nd for a variance to allow his home to be split with one acre which is permitted on agricultural ground for pre-zoning farm dwellings. The foundation of the original home was removed last year in 2024. The Zoning Board of Appeals approved the variance request. Curt Haselhorst approved the subdivision. Rakers seconded the motion. All in favor. Motion carried.

b. Ryan Johnson's First Subdivision – 2 Lot – Sugarcreek Township – Don Rakers

The committee reviewed Ryan Johnson's First Subdivision. This is a two lot subdivision and is zoned Residential (R-1). Lot 1 consists of 1 acre and Lot 2 .086 acre. A variance was approved by the zoning board in December 2024 to allow a lot less than one acre due to an

existing shed already located on the property and Don Rakers said the family will always own the shed. The Health Department has reviewed and will be working with Netemeyer Engineering to add language to the plat to address Lot 2 and the .086 acres. The Highway Department reviewed the plat and has also added a note about only utilizing the existing drive. The proposed subdivision is located on Aviston Rd , $\frac{3}{4}$ mile south of Aviston. Therefore, it is within their 1.5 miles and was reviewed by Aviston. Netemeyer Engineering said Aviston has moved forward and approved the subdivision. Haselhorst made a motion to approve the subdivision contingent on the Health Department approval. Rakers seconded the motion with contingency. All in favor. Motion carried.

5. PUBLIC COMMENT

No public comment.

6. ADJOURN

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

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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May 8, 2025– 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 April 3, 2025 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. J & L Huels Ranch II – 1 Lot – Wheatfield Township – Jim and Linda Huels

The committee reviewed J & L Huels Ranch II. The proposed subdivision is located on Emerald Road in Wheatfield Township and is north of the City of Carlyle. It is not within 1.5 miles of any municipality so no further review after the county. The property is 20.4 acres and would like to split the pre-zoning home with 1.15 acres from the rest of the acreage, meeting one of the agricultural exemptions. If approved, they plan to sell the home to their family member. The Health Department and Highway Department have reviewed and have approved the one lot proposed split. Mike Rakers made a motion to approve J & L Huels Ranch II. Curt Haselhorst seconded the motion. All members are in favor. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

Schroeder made a motion to adjourn. Haselhorst seconded the motion. All members are in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
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June 12, 2025– 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 8, 2025 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Rayetta Acres – 1 Lot – Wade Township – Raymond & Henrietta Kampwerth

The committee reviewed Rayetta Acres. The proposed subdivision is a one lot family split. The family split was approved by the zoning board last month and was approved by the county board on May 19th meeting. The property is located in Wade Township, right outside of Beckemeyer, north of town on Beckemeyer Rd. Therefore, Beckemeyer had to review the subdivision and approved it on June 9th at their village meeting. The parent parcel is almost 70 acres and has a home, farm buildings and a pond on the property. They are wanting to split 3.49 acres off to build the new home. The proposed home would be located just east of the pond on the back part of the acreage. Essentially, this will square off the farm ground. There is flood plain to the south of the pond but is not part of the 3.49 acres. The 3.49 acres also does not include any of the existing structures on the almost 70 acres. The Wade Township Road Commissioner John Pate is aware of the proposed subdivision and ok with it. The Health Dept and Highway Dept have also approved. Rakers made a motion to approve Rayetta Acres. Schroeder seconded the motion. All members are in favor. Motion Carried.

b. Don Kauling's First Subdivision With Variance Request – 1 Lot – Carlyle Township – Don Kauling

The committee reviewed Don Kauling's First Subdivision with his variance request. The property is south of Carlyle city limits and the County Fair grounds. It is on the west side of Corey Road and is zoned Residential R-2. Therefore, the subdivision plat was first sent to the City of Carlyle for review and their council approved the subdivision plat on May 27th. The parent parcel is approximately 16.32 acres. They are requesting to split 2.44 acres off the parent parcel. The current zoning of R-2 requires acreage of a minimum of 10,000 sq ft so the square footage is above the required minimum acreage. The Health Department reviewed the plat and has approved it. Carlyle Township Road Commissioner, Rick Zumwalt reviewed it and is good with it if it stays a private drive. The variance request is necessary to keep the drive a private drive. The request is to allow one more additional lot to access the private drive. The subdivision code limits private drives to 4 lots. Dan Behrens was consulted about the road and the proposed subdivision. A one time variance seemed the only option to keep it a private drive. The variance request letter from Netemeyer Engineering and the Kaulings addresses the variance conditions. The subdivision code requires any variance from the subdivision code to go before the subdivision committee and then to the county board. The process is different than a variance for the Zoning Board as the code does not require a county board vote for those. Don Kauling was in attendance and spoke on the one time variance request. Kauling said his nephew would like to build on 2.44 acres and he has no plans to develop the rest of the farm ground. The subdivision committee discussed allowing the one-time variance due to conditions in letter but informed Kauling if there is any further development the road will have to be brought up to county standard and a public road. Rakers made a motion to approve the variance request as a one time variance. Schroeder seconded the motion to approve the variance as a one time variance. Schroeder made a motion to approve the Don Kaulings First Subdivision. Haselhorst seconded the motion to approve Don Kauling's First Subdivision. All members are in favor. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

Rakers made a motion to adjourn. Haselhorst seconded the motion. All members are in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
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October 2, 2025– 4:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00pm by Zoning Committee Members.

2. ROLL CALL OF MEMBERS

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

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the September 4, 2025 Zoning Subdivision Committee Meeting minutes. Rakers seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Leonard Beer's First Subdivision – 1 Lot – Germantown Township – Leonard Beer Trust

The committee reviewed Leonard Beer's First Subdivision. The proposed subdivision is located southeast of Germantown on Munich Rd. The property is zoned agricultural. There is an existing house and shed on the property which was built before zoning. Therefore, they are using the agricultural exemption to split house and shed off with one or more acres. The new property lines will meet the 25 feet required setbacks. The parent parcel is The Health Department, County Engineer, have approved. Staser said she spoke with Germantown Road Commissioner Carl Toennies and he is ok with the subdivision. Rakers made a motion to approve Leonard Beer's First Subdivision. Schroeder seconded the motion. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

Schroeder made a motion to adjourn. Rakers seconded the motion. All members in favor. Motion Carried.

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

November 6, 2025– 4:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00pm by Zoning Committee Members.

2. ROLL CALL OF MEMBERS

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

3. APPROVAL OF MINUTES

Schroeder made a motion to approve the October 2, 2025 Zoning Subdivision Committee Meeting minutes. Haselhorst seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Hill and Hollow Subdivision – 2 Lot- Germantown Township – Thomas Johnson

The committee reviewed Hill and Hollow Subdivision. The proposed subdivision is located east of Germantown on State Route 161. The property is zoned agricultural. There are existing sheds located on Lot 1 which consists of 5.56 acres. The new proposed property lines are in compliance with the 25' agricultural setback for the existing structures on that lot. Lot 2 is for the family split for the Johnson's, approved in October. Lot 2 consists of 3 acres. There are maintenance covenants and ingress/egress given to access the lots. The proposed subdivision is within 1.5 miles of Germantown and according to Abacus Professional Services will be reviewed by Germantown later this month. Chris Leidel and Dan Behrens have reviewed the proposed subdivision and approved. The board discussed approving the subdivision contingent on Germantown's review and approval. Haselhorst made a motion to approve Hill and Hollow Subdivision contingent on Germantown's approval. Schroeder seconded the motion. All in favor. Motion Carried.

b. Gray-Zing Meadows Subdivision – 1 Lot – Sugar Creek Township – James and David Ranz

The committee reviewed Gray-Zing Meadows Subdivision. The proposed subdivision is located on the north side of New Route 50 and to the west of Aviston city limits. The property is zoned agricultural. This is a one lot subdivision, which consists of 13.21 acres and

5.65 acres is flood plain. The split would be for a family split which was approved last month in October. The new proposed lot will have access from Ranz Road. The subdivision is within 1.5 miles of Aviston village and has gone through their review process. According to Abacus Professional Services, the surveyor which prepared the plat, it was approved by Aviston on November 3rd. Chris Leidel and Dan Behrens have reviewed the proposed subdivision and approved. Haselhorst made a motion to approve Hill and Hollow Subdivision. Schroeder seconded the motion. All in favor. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

Schroeder made a motion to adjourn. Haselhorst seconded the motion. All members in favor. Motion Carried.