

**VILLAGE OF MILLSTADT  
VILLAGE HALL  
APRIL 8, 2019  
7:00 P.M.**

The meeting was called to order by Mayor Pro-Tem Mike French, with the following trustees answering to roll call: Ralph Bowley, Randy Burk, Mike French, Al Lehr, and Mark Todd. Mayor Mike Todd and Trustee Ray Famula were absent. The Pledge of Allegiance was recited.

A motion was made by Ralph Bowley to approve the February 25<sup>th</sup> minutes. Randy Burk seconded the motion. The motion carried unanimously.

COMMUNICATIONS OR CORRESPONDENCE: none

COMMITTEE ON ACCOUNTS: Ralph Bowley stated he reviewed the bills. Ralph Bowley made a motion to pay the bills. Mark Todd seconded the motion. The motion carried unanimously.

PERSONNEL: Ralph Bowley stated there would be an Executive Session after Citizen Comments to discuss the police department contract negotiations.

**PUBLIC WORKS:**

SEWER: Al Lehr stated 200 feet of sewer line on East Elm Street had to be replaced and patched. It is fixed now.

WATER: Al Lehr stated the water bills were sent out.

REFUSE: none

MOSQUITO CONTROL: none

STREETS, ALLEYS AND SIDEWALKS: Randy Burk stated he and Mayor Todd attended a meeting concerning the proposed streetscape for West Washington Street from Jefferson Street to Main Street. They will be doing a stamped sidewalk and adding decorative lightings. There is a strip of narrow ground by one of the businesses that a handicap entrance can be added to at no cost to the business if they give the Village the right-of-way.

PUBLIC BUILDINGS, MAINTENANCE, AND EQUIPMENT: none

**CABLE SERVICES AND CELL TOWERS:** Mark Todd stated he's talked with Andrew Dorigo from American Tower concerning the lease extension with the cell tower. He should have an offer letter for the trustees to look at by the April 22<sup>nd</sup> Village Board meeting.

**ORDINANCES AND RESOLUTIONS:** Mike French stated Ordinance 1189 is for case V-167 for Millpond Brewery. It is for variances on the property at 308 East Washington Street. It is for a rear set back of 4 feet and a parking variance for 22 spaces. The Zoning Board recommended approval. Mike French made a motion to approve Ordinance 1189 as presented. Al Lehr seconded the motion. The motion carried unanimously.

Mike French stated the residents of Alpine Trails would like to speak before Ordinance 1190 is brought before the Village Board. Resident Gary Gansmann stated the residents of Alpine Trails have sent emails and letters to the Trustees, including a petition signed by about 80% of the residents that are against changing the zoning of the second addition. He doesn't understand how an R1 zone can be dropped into an R2 zone. They are very fearful their property values will drop because, for many of them, their homes are their largest assets. Mr. Gansmann thanked Randy Burk for coming out to meet with them and look at some of the properties. Many of the residents aren't lifelong residents but Alpine Trails is their subdivision. Resident Lisa Bennett stated that ten years ago there was a proposal to build duplexes in the area. The residents got together and submitted a petition and voiced their concerns. That issue was not passed and it would not be ok if this one passed. Resident Debbie Harper stated that they took the zoning into account when they purchased their house and if they knew the area could be rezoned, they would not have purchased it. Resident Daryl Agne stated his concern is about the safety, especially the walkers and bike riders and asked if there would be retention ponds and green space. Resident Jennifer Boyer stated the Trustees are there to represent their constituents; there are only three people in the room who are for the zoning change and everyone else is opposed to it. She asked that they consider that. Resident Brad O'Donnell stated that when they purchased their homes, they did so knowing the future additions would be like what was already there and changing it now would backdoor the residents. Mr. Schaefer has stated he wants to attract a retirement crowd but the subdivision is full of families with children; why add houses that are directed towards a completely different group of people. Resident Ken Tribout added they thought the additions would have the same covenants that they had to abide by. Randy Burk stated he was the consulting engineer at the time Alpine Trails was proposed. The residents of Alpine Meadows complained that the proposed houses would be too small and bring their property values down. Randy stated that, at the time, he was asked to get blow ups of the zoning maps to distribute to perspective builders, buyers, then general public, and be made available at Village Hall. He was asked by the Zoning Board and the Mayor to have all the proposed lots put on the map, not just what was already plotted in the first addition. The Village put out maps that said that area would be R2. Resident Ed Wuerz stated he purchased his property directly from Mr. Vollmer who told him he was the overseer and that everything would remain R2. Ralph Bowley stated he was in charge of Zoning and Ordinances at the time. Al Mehrstens was mayor. They told Randy to plot the additions out and possibly even put a road in showing it connecting to Route 158 to relieve the traffic. Ralph stated he agrees with the residents. He was involved with setting up the Comprehensive Plan which is why the Planning Commission was set up. They should've looked at the zoning change first and considered if it was a good suggestion. Some of the members of

the Zoning Board did vote against recommending approval. Ralph stated he thinks the Planning Commission should look at the issue first before the Village Board votes on it. Randy added that he has a problem with the ordinance being written with just the zoning change. He was told there would be an asterisk that stated what would be required if the zoning changed. Steve Muskopf stated the ordinance is just for the zoning amendment. It would go back to the Planning Commission for the restrictions to be applied. Discussion followed about the order proposals go to the advisory boards. Steve Muskopf stated the Planning Commission sent the proposal to the Zoning Board because something had to happen first. Randy answered he just thought the ordinance was written kind of sloppy. Discussion followed about the price of the homes Jim Schaefer plans on building. Ray Hohlt stated he is on the Planning Commission. When they were presented with Mr. Schaefer's concept, they thought it had merit but everything hinged on the zoning change. The issue could come back to them but they can't do anything without the area being rezoned. Mike French stated he can see the advantage to having more details so the Board could table the discussion to get more information before making the final decision. Jennifer Boyer stated that it doesn't matter what information gets cleared up because the people in the room do not want the zoning change. Brad O'Donnell added that the bottom line is the Village advertised it as R2 and all prospective buyers were told that; for it to be changed would be wrong. Resident Kevin Juhas stated that the Village Board should look into why the Zoning Board would recommend approving it when the residents do not want it. Discussion followed about how many houses Mr. Schaefer would gain if the zoning was changed. Mr. Schaefer stated it could be left R2 but then the issue that comes up is if he builds a 1,400 square foot house someone could add on, ignoring the setbacks he kept. Tracy Holmes added that the covenants are set by the builder, not by the Village. Ralph added the covenants expire after 20 years anyway. Randy asked Mr. Schaefer if he would consider putting a smaller home on a bigger lot. Mr. Schaefer answered he would possibly consider that. Luci Washburn stated her back yard is along the property line of the new addition and she doesn't want to see the new homes all offset just to get more houses there. Dan Duncan stated he is the chairman of the Planning Commission and they discussed the same issues in their meeting. They saw an opportunity of having affordable housing. It is good for the community to have the big lots that are in an R2 district but can also see the benefits to having lots with less restrictions. He thinks a compromise between the two could be workable because they weren't comfortable with having the zoning changed to R1. Ms. Harper reiterated that the property she purchased was in an R2 district and she was told that the houses around her would also be in an R2 district with the same size houses and same size lots. Randy stated that these issues should not be taken out on Mr. Schaefer because he had every right to ask for the rezoning.

Mike French stated Ordinance 1190 is for an application to a zoning amendment to the 2<sup>nd</sup> addition to Alpine Trails. It is to change the zoning from an R2 district to an R1 district. The Zoning Board recommended approval. Mike stated he believes there would be value in additional discussion regarding a compromise instead of declining the ordinance completely. Randy Burk stated he thought it was best to vote on the ordinance and then go from there. Randy Burk made a motion to deny Ordinance 1190. Al Lehr seconded the motion. Mike clarified that it would be denied with the thought that there will be more discussion. The motion carried unanimously.

ANNEXATIONS: none

PARKS, POOL AND RECREATION: Mark Todd stated Movies in the Park will be held on Friday, June 14<sup>th</sup> and Friday, September 13<sup>th</sup>. They will begin around dusk. He is still working on which movies will be played. One of the movie nights may be held at the new splash pad at the pool. The next Park Board meeting will be held on Tuesday, April 9<sup>th</sup>. It will be a work meeting. There are new bleachers up outside the pool to be used as a grand stand during swim meets.

CEMETERY: none

COMMUNITY CENTER: Mark Todd stated the Center paid \$1,500 for new chairs. The Knights of Columbus paid \$500 for the old chairs. The rest of the money was covered by donations. The Age Smart grant for \$12,000 came in. This is the last week for income tax assistance. They have helped 52 people. The next meeting will be held on Tuesday, April 16<sup>th</sup>.

PLANNING COMMISSION & ECONOMIC DEVELOPMENT: Mike French stated the next Planning Commission meeting would be held on Tuesday, April 16<sup>th</sup> and will be based on agenda and updating the Comprehensive Plan.

TIF: none

PUBLIC SAFETY:

*Police Department* – none

*Emergency Service and Disaster Agency* – Scott Baltz stated everything with the sirens seemed up and running on Tuesday, April 2<sup>nd</sup> for the monthly test from Cencom.

*Fire Department* – Mark Todd stated everyone could come out and support their Bar-B-Que on Saturday, April 20<sup>th</sup>.

BUILDING COMMISSIONER: none

OLD BUSINESS: none

NEW BUSINESS: Mike French stated the Board received a letter from the Display of Independence Committee asking for financial assistance for the 42<sup>nd</sup> annual Fourth of July Display. The Village has donated \$1,000 in the past. Ralph Bowley made a motion to donate

\$1,000 to the Display of Independence Committee. Mark Todd seconded the motion. The motion carried unanimously.

Mike French stated the Board received a letter from MAC Medical asking for “no parking” signs to be placed across from their entrance. They don’t want vehicles getting damaged by the 18 wheelers that enter and leave their facility. Police chief Ed Wilkerson did not see an issue with having the signs put up. Ralph Bowley made a motion to place “no parking” signs on the Zion Park side of South Mulberry Street across from the MAC Medical entrance. Al Lehr seconded the motion. The motion carried unanimously.

CITIZENS COMMENTS: Gary Gansmann asked if the Alpine Trails residents would be notified if the process starts over again for the 2<sup>nd</sup> addition to Alpine Trails. Steve Muskopf answered there would be no notification if it goes to the Planning Commission but residents within 250 feet of the location would be notified if it goes to the Zoning Board. Tracy Holmes added the Planning Commission meets at Village Hall on the 3<sup>rd</sup> Tuesday of the month at 7pm; the Village Board meets at Village Hall on the 2<sup>nd</sup> and 4<sup>th</sup> Mondays at 7pm; the Zoning Board meets at Village Hall on the 4<sup>th</sup> Tuesday of the month at 7:30pm.

Luci Washburn thanked Mike French for calling her back concerning her email to him and giving her Randy Burk’s information. She thanked Randy Burk for being very helpful when he came out to talk to her. She also thanked Crissy Pipik for putting together the detailed minutes.

Ralph Bowley made a motion to go into Executive Session for Personnel. Mark Todd seconded the motion. The motion carried unanimously.

Al Lehr made a motion to adjourn from Executive Session. Mark Todd seconded the motion. The motion carried unanimously.

ADJOURNMENT: Ralph Bowley made a motion to adjourn the general Village Board meeting and was seconded by Mark Todd. The motion carried unanimously.

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Crissy Pipik, Clerk

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Mike French, Mayor Pro-Tem