

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
JANUARY 24, 2017
7:30 P.M.**

The meeting was called to order by Ron Krick, with the following board members answering to roll call: Ron Krick, Wayne Muskopf, Dave Graf, Charlie Butzinger and Mike Capell. Chairman Mike Wegescheide and Mark Germann were absent. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Dave Graf and seconded by Mike Capell to approve the December 27th minutes. The motion carried unanimously.

Ron Krick announced that there were two hearings on the agenda.

Hearing SU-43 for a special use permit in a B2 district at 15 West Washington Street

Hearing A-44 for a zoning amendment change at 109 South Kossuth Street

Tracy Holmes swore in all citizens wishing to speak.

CRAWFORD HEARING: Ron Krick stated they were looking at the property at 15 West Washington Street. Greg Crawford stated Edward Jones and a real estate office would be on the ground floor. He would like to put in two lofts on the second floor; one would be a two bedroom and one would be a one bedroom. It would meet all the ADA requirements. The style would look similar to the building next to it. Dave Graf asked what kind of parking would be provided. Mr. Crawford answered there would be six spots in the rear of the lot where there is currently a storage area. He will also put up a privacy fence between his building and Circle K. There were no other supporters or objectors. Steve Muskopf stated this would be the third commercial building that Mr. Crawford has developed in town and the Village has a good relationship with him. Ron added that he also developed the Lofts on Lafayette. Mike Capell made a motion to recommend to approve the Special Use Permit for 15 West Washington Street. Dave Graf seconded the motion. The motion carried unanimously. Ron stated the Village Board will make the final decision on Monday, February 13th at 7:30pm at the Village Hall.

ENVIRONMENTAL EXCAVATORS HEARING: Ron Krick stated they were looking at the property at 109 South Kossuth Street. They are requesting a zoning change from industrial to an R1. Steve Muskopf stated that the property is surrounded on three sides

by R1 districts. It would make the property equal in zoning to the rest around it. There are no plans for the property. Wayne Muskopf made a motion to recommend changing the zoning from Industrial to R1 at 109 South Kossuth Street. Mike Capell seconded the motion. The motion carried unanimously.

OLD BUSINESS: Dave Graf asked if Casey's withdrew their request for the storage building. Steve Muskopf answered yes. The building is being considered for remodeling so they are going to wait to see what happens. There is the possibility of putting it by the dumpster but he thinks they're going to wait for the remodel. They could resubmit a request, in which case everyone would be notified again.

NEW BUSINESS: Ron Krick stated they will be looking at the 2017 Zoning Maps at the next meeting. Tracy Holmes added that Randy Burk has been asked to have the maps in the office by February 1st. Lynn Muskopf sent him a long list of changes.

A motion was made by Charlie Butzinger and seconded by Wayne Muskopf to adjourn the meeting. The motion carried unanimously.

Crissy Pipik, Clerk

Mike Wegescheide, President