

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
JUNE 26, 2018  
7:30 P.M.**

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

A motion was made by Wayne Muskopf and seconded by Mike Capell to approve the May 22<sup>nd</sup> minutes. The motion carried unanimously.

Mike Wegescheide announced that there were three hearings on the agenda.

Hearing V-163 for a front setback variance at 503 West Laurel Street

Hearing V-165 for a front setback variance and rear setback variance at 414 South Jackson Street

Hearing V-164 for a lot coverage variance for an accessory use at 510 West White Street

Crissy Pipik swore in all citizens wishing to speak.

**JL SCHAEFER CONSTRUCTION HEARING:** Mike Wegescheide explained that the applicant is JL Schaefer Construction for the property at 503 West Laurel Street. It is in an R1 district and is asking for a front setback. James Schaefer stated he bought two lots and tore the house down that sat on them. He would like to build a house on each lot. Because this lot is a corner lot, it is harder to meet the setbacks required. The setback he is asking for is on the South Tyler Street side of the lot. Ron Krick asked if it was a half lot or a full lot. Mr. Schaefer answered it is a full 50-foot lot. Dave Graf asked how far the previous house was set back. Mr. Schaefer answered it was probably 10 to 15 feet on both the West Laurel Street side and the South Tyler Street side. He added that the other houses in the area are right on the property lines or close to them. Steve Muskopf stated that virtually all the houses on corner lots in that area are non-conforming. Mike Capell made a motion to recommend approval of a 17-foot front setback variance on the South Tyler Street side. Wayne Muskopf seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board would make the final decision at the Village Board meeting on Monday, July 9<sup>th</sup> at 7pm.

WITSCHIE HEARING: Mike Wegescheide explained that the applicant is Kevin Witschie for the property at 414 South Jackson Street. It is in an R1 district and is asking for a front and rear setback variance. Adam Romero stated they would like to build a two-car garage facing West Elm Street. Because it is a corner lot, there is a 25-foot setback, but they would like to be two feet off the property line. Ron Krick asked if there was currently a carport there. Mr. Witschie answered no but there had been one there. Mike Capell asked if the garage would be in the footprint of the carport. Mr. Romero answered no, it would be wider and longer. Dave Graf asked if the house sat right on the property line. Steve Muskopf answered yes. He added that Elm Street was originally a railroad but when the street was put in, the street was offset. Dave asked how far it would be from the street to where the building would be. Steve answered enough room to park a car. Mr. Romero added the garage would be set back farther from the road than the house is. Mike Capell made a motion to recommend approval of a 21-foot front setback variance on the West Elm Street side and a two-foot rear setback variance. Charlie Butzinger seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board would make the final decision at the Village Board meeting on Monday, July 9<sup>th</sup> at 7pm.

JARVIS HEARING: Mike Wegescheide explained that the applicant is Stanley Jarvis for the property at 510 West White Street. It is in an R1 district and is asking for a lot area variance. Steve Muskopf added that the proposed building would meet the setbacks but would need a variance for bulk area. The bulk area requirement doesn't exceed 750 feet and Mr. Jarvis is asking for 800 feet. He is proposing putting up a single-story garage that would be framed and be made from a material similar to the existing house. Resident Russ Oldfield asked if it would be where the present building is located at the rear of the lot. Steve answered yes, but it would encompass it and be larger with a shingle roof and siding. Mr. Oldfield asked if it would be detached. Steve answered yes. Dave Graf asked if the drive into the garage would be from the alley. Steve answered he wasn't sure because the drawing doesn't show a driveway. Mike Wegescheide stated it looks as though the proposed garage would be offset from the house. Steve stated he didn't think there would be enough room into the garage off the alley, but he didn't know for sure. Ron Krick made a motion to table the hearing until July so that they could get answers from Mr. Jarvis. Dave Graf seconded the motion. The motion carried unanimously.

OLD BUSINESS: none

NEW BUSINESS: none

A motion was made by Ron Krick and seconded by Mark Germann to adjourn the meeting. The motion carried unanimously.

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Crissy Pipik, Clerk

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Mike Wegescheide, President