

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
JULY 23, 2019  
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, Dave Graf, and Charlie Butzinger. Board members Mark Germann and Michael Mueth were absent. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Wayne Muskopf and seconded by Dave Graf to approve the June 25<sup>th</sup> minutes. The motion carried unanimously.

Mike Wegescheide announced that there was one hearing on the agenda.

Hearing V-171 for a commercial design variance at 308 East Washington Street

Crissy Pipik swore in all citizens wishing to speak.

**MILLPOND BREWING HEARING:** Mike Wegescheide stated this is a tabled hearing from June. They are looking at the property at 308 East Washington Street. It is owned by Three Men in a Tub, LLC. The applicant's name is Bryan Schubert. It is zoned a B2 highway business district. Bryan Schubert stated he talked with Steve Muskopf and is using his recommendations for materials to use. He showed the Board the new elevation drawings. The drawing of the north elevations is of the side facing East Washington Street. Nothing has changed on that side. The drawing of the west elevations is of the side facing South Kossuth Street. There will be a door leading to a small seating area. Mr. Schubert stated Steve recommended using the large bricks that were shown at the previous meeting on the addition that will be facing this side. The side facing the back alley will also have the same brick on the addition. The south elevation drawing shows a small offset of four to six inches; the offset depends on how flush the brick will be with the existing building. The new addition will be 100% bricked on the alley side. The drawing for the east elevations shows the existing windows bricked in and a doorway. There will be a six-foot fence screening in the rear area of that side. The addition will have metal on that side. There will be an access on the alley for the trash and CO<sub>2</sub>. Steve stated he thinks it is a good compromise. They are limited because he doesn't believe it is possible to move the cooler due to the existing opening. Steve asked Mr. Schubert what color brick would be used. Mr. Schubert answered they will stick to a reddish brick because it will match the existing building pretty well and will kind of fit the existing style. Dave Graf asked if it would be close to the color of the accent ribbon. Mr. Schubert answered yes; it would be similar to their current color. He also added that the metal on

the east side will match the new store fronts and windows; it will be a dark brown. Dave asked why not brick all three sides. Steve answered he didn't think it would be necessary since there will be trash on that side and the fence to screen it in. Resident Jon Riley stated he believes it was the best option from what was put forth at the previous meeting. He drives past it every day and doesn't think it will be an eyesore. Mike Wegescheide stated he thinks it will look good and is an option that they can work with and move forward. Steve stated it won't be used as habitable space so no additional good would come from bricking that side. He believes the compromise is fair. Ron Krick made a motion to recommend approving the Commercial Design variance as shown on page A3 of the plans submitted on July 23, 2019. Wayne Muskopf seconded the motion. The motion carried unanimously. Mike Wegescheide stated the decision would be made at the Village Board meeting held a 7pm at Village Hall on Monday, August 12<sup>th</sup>.

OLD BUSINESS: none

NEW BUSINESS: Steve stated there would possibly be two hearings in August. Mike Wegescheide stated all Board members should have received the 2019 Zoning Map, updated phone list, and a copy of the Design Ordinance.

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

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Crissy Pipik, Clerk

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Mike Wegescheide, President