

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
JULY 24, 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, and Charlie Butzinger. Board member Mike Capell was absent. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Ron Krick and seconded by Mark Germann to approve the June 26<sup>th</sup> minutes. The motion carried unanimously.

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

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.

JARVIS HEARING: Mike Wegescheide explained that the hearing was tabled from June. The owner is Stanley Jarvis. The property is in an R-1 district. Mr. Jarvis is asking for a bulk area variance. Mr. Jarvis stated he presently has a 12-foot by 20-foot garage on his property. He would like to expand it to a 20-foot by 50-foot garage. Mike Wegescheide stated he is allowed 750 square feet but is asking for 800 square feet. Steve Muskopf added that he does meet all the setbacks. Wayne Muskopf stated their concern last month was where the entrance to the building would be. Mr. Jarvis stated he would be coming in from West White Street, which is how he currently gets in. There were no objectors. Wayne Muskopf made a motion to recommend approval of the 800-foot bulk area variance. Ron Krick seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board will make the final decision at the Village Board meeting on Monday, August 13<sup>th</sup>.

OLD BUSINESS: none

NEW BUSINESS: Steve Muskopf stated he received a message from someone wanting to convert a house into a bed and breakfast. It is in an R-1 district. It is not a permitted

use and is not zoned for commercial. It would be similar to a hotel, but bed and breakfast is its own niche. Other municipalities have certain requirements and an architect would have to be involved. It doesn't really meet the requirements for a special use but could be done as a planned development. The property does border a B-2 district. It could possibly become a bed and breakfast, but it would have to remain that way or go back to an R-1 property. Mike Wegescheide asked if that is something that needs to be looked at in the Village zoning code. Steve answered no because he doesn't get enough inquiries. Wayne Muskopf asked which house. Steve answered it is a house next to Trinity Lutheran Church. Steve suggested the Board members could Google the requirements other towns have for bed and breakfasts.

Ron Krick asked if Steve knew what was happening at the property at Floraville Road and Saxtown Road because a fence has been put up. Steve answered he wasn't sure because that property is in the County and not part of the Village. He does know that nothing has been submitted to the County because the Village would have been told about it due to the proximity. Ron asked if the Village would have any say so into what went in there. Steve answered someone from the Village could go to the St. Clair County Zoning meeting and voice any concerns.

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

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Crissy Pipik, Clerk

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Mike Wegescheide, President