

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
JULY 25, 2017
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 Mark Germann and seconded by Charlie Butzinger to approve the May 23rd minutes. The motion carried unanimously.

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

Hearing V-157 for a rear setback variance for 924 Hamburg Lane

Hearing V-158 for a rear setback variance lot area variance for 319 West Laurel Street.

Crissy Pipik swore in all citizens wishing to speak.

ROHR HEARING: Mike Wegescheide stated they are looking at the property at 924 Hamburg Lane. Julie Rohr stated she would like to put a patio at the rear of their home but would be 20 feet from the rear property line, not the required 25 feet. Mike Wegescheide clarified she is asking for a five-foot rear setback variance. Steve Muskopf stated the patio would need to stay open and would have to come back in to have it enclosed. Ron Krick asked if the gable at the end of the patio match up with the rest of the siding. Mrs. Rohr answered yes. There were no objectors. Wayne Muskopf made a motion to recommend approval for a five-foot rear setback on the condition the patio does not become enclosed. Charlie Butzinger seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board would make the final decision on Monday, August 14th at 7pm at the Village Hall.

WEST END HEARING: Mike Wegescheide stated they are looking at the property at 319 West Laurel Street. It is in a R1 district. Steve Ward, representing owners Milton and Audrey Touchette and applicant Angela Aimes, stated they are wanting to rebuild and modernize West End Tavern after the fire that occurred there months ago. He provided the Board with a packet to assist visualizing what they are asking for. For the rear setback variance, they would like the rear of the building six feet eight inches from the property line. R1 districts require a 25-foot setback. Mr. Ward stated the structures from the existing restaurant are around 2 feet or less off the property line. The proposed structure

would not protrude out nor impede traffic. Mr. Ward stated they are asking for the lot coverage variance because they would like to change the layout to better modernize the use; to separate the bar from the restaurant. The addition would move the party room out further, provide a storage area, ADA bathrooms, and would make the kitchen usage more separate from the other areas. They would also like to have a covered patio from the storage area to the existing beer garden. Steve Muskopf clarified that they are entitled to build in the footprint of the destroyed building so they aren't really asking for more than what already exists and it will square it up. Granting the variance will clean up any discrepancies for the nonconforming use that already existed. Wayne Muskopf asked if they already had a survey done to know for sure where the property lines are. Mr. Ward answered they have not but they believe the building is on the front property line and they measured from there. Wayne asked if they would be screening in the dumpster. Steve answered it will have to be enclosed. Resident Kari Muskopf asked what would be in the big outdoor space that was already there and would it cause louder events that will last longer than before. Mr. Ward answered that the proposed outdoor space will cover the existing beer garden and that they will still be governed by the Village ordinances for any outdoor events. Mike Wegescheide asked Steve if they needed to look at the parking lot. Steve answered that while the Village would like it to not be rock, that isn't required for this situation because it isn't a new development. The rest of the building will need to be brought up to code but that will come up when they go to build because it is a building code issue. Steve did point out that the sidewalk on the rear west side near the existing dumpster has been destroyed due to their delivery trucks jumping that curb. The Village would like to see it repaired and reinforced. Ron Krick made a motion to recommend approval of a 19-foot 4-inch rear setback variance and a lot coverage variance with the stipulation that the sidewalk on the west side of the building at the rear of the lot must be fixed. Wayne Muskopf seconded the motion. The motion passed with Krick, Muskopf, Germann, Wegescheide, and Butzinger voting in favor of the motion and Graf recusing himself due to being the architect for the project. Mike Wegescheide stated the Village Board would make the final decision on Monday, August 14th at 7pm at the Village Hall. Steve added that the Village Board typically will just call for a vote but if someone would like to be on the agenda to speak, it is allowed.

OLD BUSINESS: none

NEW BUSINESS: none

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

Crissy Pipik, Clerk

Mike Wegescheide, President

