

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
JANUARY 28, 2020
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 Michael Mueth. Adam Romero, the Zoning Administrator, was present.

A motion was made by Mark Germann and seconded by Wayne Muskopf to approve the October 22nd minutes. The motion carried unanimously.

Mike Wegescheide announced that there were two hearings on the agenda
Hearing V-175 for a three-foot side setback variance at 526 West Gooding Street
Hearing V-174 for a five-foot rear setback variance at 3311 Terrace View Court

Crissy Pipik swore in all citizens wishing to speak.

JENKINS HEARING: Mike Wegescheide stated the owners of the property at 526 West Gooding Street are Thomas and Rhonda Jenkins. It is in an R2 district. Mr. Jenkins stated the house was built in 1985 when the side setbacks were five feet. He didn't know it was rezoned to R2 which has 10-foot side setbacks. His addition will be seven feet from the property line. He has replaced the deck that was there with a concrete patio with footings. He would like to enclose the patio with a roof and windows. It will be 12 foot by 14 foot. It will not protrude from the side of the house. Ron Krick asked if it would sit right on the concrete pad. Mr. Jenkins answered yes. Mike stated he only needs the variance because the setbacks changed from when the house was originally built; his lot size doesn't even meet the requirements of an R2 district. Adam Romero stated he is just building on top of what was already there. Adam doesn't have any issues with his request. Wayne Muskopf made a motion to recommend approval of the three-foot side setback variance. Charlie Butzinger seconded the motion. The motion carried unanimously. Mike stated the Village Board would make the final decision at their next meeting on Monday, February 10th at 7pm at Village Hall.

COPPERNOLL HEARING: Mike Wegescheide stated the owners of the property at 3311 Terrace View Court are Phil and Kristi Coppernoll. It is in an R2 district. Louis Word, their contractor, is the applicant. Mr. Word stated the Coppernolls would like to

cover their patio to get more use out of it. Their roof is being replaced due to the hail storm last year so Mr. Word gave them a price to extend their roof to cover the patio. They would also like to have a bigger patio but the issue will be with the soffit on the roof. They will not be adding a room, just a roof over the patio to protect them from the sun. Adam Romero stated there isn't anything on the back lot line that would give them issues; there isn't an alley or drive. Neighbor Marilyn Borkowski stated she supports them and understands why they would want their patio covered. Ron Krick made a motion to recommend approval of a five-foot rear setback variance. Mark Germann seconded the motion. The motion carried unanimously. Mike stated the Village Board would make the final decision at their next meeting on Monday, February 10th at 7pm at Village Hall.

OLD BUSINESS: none

NEW BUSINESS: Mike Wegescheide stated the new zoning maps were in and needed to be approved. There was only one annexation change. The Board looked at the maps and the change is not on the proposed maps. Mark Germann made a motion to table the map approval until the change is shown on the maps. Ron Krick seconded the motion. The motion carried unanimously.

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

Crissy Pipik, Clerk

Mike Wegescheide, President