

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
OCTOBER 22, 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, Charlie Butzinger and Michael Mueth. Board member Mark Germann was absent. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Ron Krick and seconded by Charlie Butzinger to approve the August 27th minutes. The motion carried unanimously.

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

Hearing V-173 for side and rear setback variances and variation from parking requirements at 620 West Madison Street

Crissy Pipik swore in all citizens wishing to speak.

GALLAGHER HEARING: Mike Wegescheide stated the owner of the property is Cody Gallagher. The property is in a B1 district. Mr. Gallagher stated he would like to put additions on the front and back of the current building. He will come close to the property lines but needs the space for the proper square footage for his shop. The ordinance says he should be 5 feet from the property line on the side and 25 feet from the property line on the rear because that side is adjoining to an R1 district. He is asking to be at 3 feet 8 ½ inches on the side and 8 ½ inches on the rear. He would take the fence off from the rear side of the building but it would continue the length of the building to the rear. Steve Muskopf stated he will be more than doubling the size of the building on the lot. B1 districts weren't made for development, they were made for the protection of established businesses in the older part of town. If a B1 property borders a residential area, it has to follow the residential setbacks. Discussion followed about fire rated walls. Steve stated that the increase in size of the building increases the number of parking spaces needed. If the additions are approved, there will need to be 10 parking spots. Brian Nickas stated there could be four spots in the front of the building. Mr. Gallagher added he could probably fit 10 spaces but it would not look appealing. The vehicles on his lot aren't passenger vehicles so they wouldn't fit into those spaces anyway. He also doesn't have customers waiting where they would need parking. He deals mainly with commercial vehicles that are dropped off then picked back up. Mike asked how many vehicles he has

at one time. Mr. Gallagher answered he could have at least 10 including having vehicles inside the building. The work and demand are there and he would like to even hire another person or two to be able to accommodate the work. He tries to keep the unsightly vehicles out of sight. Michael Mueth asked if he built the initial structure. Mr. Gallagher answered no. Steve added he believes it was built in 2010. Mr. Gallagher stated he would like to update the whole property by adding a covered porch, stone on the front of the building, paving the whole lot and making the property look nice. There wasn't a fence when he purchased it and he added that when he was allowed the special use permit. Michael asked if he only uses parking in the front of his building. Mike added that most of the time the vehicles are parked inside. Mr. Gallagher answered yes. Michael clarified that the parking in the front would be for customers and employees. Mr. Gallagher answered yes. Michael stated that it doesn't sound like parking would be crowded. Mr. Gallagher added that he has tried to be good about quickly getting vehicles off the street and inside when they are dropped off when he is not there. Betty Bailey stated she lives across the street from the shop and has had no problems with his business. Mike stated that Mr. Gallagher has done everything the Board and the Village has asked of him and they haven't had any problems with him or his business. He seems to have a good relationship with his neighbors since there aren't any at the meeting to object to the additions. Ron Krick asked if he would be able to drive through the existing garage. Mr. Gallagher answered yes, he will take down the rear wall and have one large space. Mike asked that since the rear property line is on the alley, would it be a concern for him to maintain the building if it was only 8 inches from the public alley. Steve answered he didn't think it would be an issue. Mr. Gallagher asked if it would be an issue without having the fence up in the rear. Steve answered no. Ron Krick stated he thinks it will be a lot of building on that lot but based on what he has said and seeing as though the neighbors have no problems, he is not opposed to the additions. Mike asked about the parking variation. Steve stated there should be enough space for the parking requirements even if he doesn't use them. He won't need to stripe them. Ron Krick made a motion to recommend approval of the setback variances with it being 3 feet 8 ½ inches on the east side and 8 inches on the south side with the fence running to the rear of the building and the entire lot being covered in asphalt or concrete. Charlie Butzinger seconded the motion. The motion carried unanimously. Mike stated the Village Board will make the final decision at their meeting on Monday, October 28th at 7pm at Village Hall.

OLD BUSINESS: none

NEW BUSINESS: none

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

Crissy Pipik, Clerk

Mike Wegescheide, President