

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
OCTOBER 23, 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, Charlie Butzinger and Mike Capell. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Ron Krick and seconded by Mark Germann to approve the July 24th minutes. The motion carried unanimously.

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

Hearing V-166 for front and side setback variances at 709 West White Street

Crissy Pipik swore in all citizens wishing to speak.

KISLOWSKI HEARING: Mike Wegescheide stated the property is in a B2 district and the owners are Ashley Harper and Steven Kislowksi. Mr. Kislowksi stated that the house is in general disrepair and they would like to fix it to bring it up to code. It was originally built in 1929 and has been repeatedly added on to. They would like to correct the things that weren't done properly before like restructure the roof and add living space. They would like to extend the master bedroom by adding space to the rear and they would like to add a second story. He has had an engineer look at the foundation and it will be able to hold the second story although there are some areas that need to be fixed. He is asking for the front setback variance for the covering for the standard front porch he would like to build. The side setback variance would be for the back area where he would like to extend the master bedroom and have an overhang over a small patio. Steve Muskopf stated that as it sits now, there is a lot of building on the lot. He asked how much more they would be adding. Mr. Kislowksi answered they would be adding 1,200 square feet. Steve asked if they are currently running a business out of the property. Mr. Kislowksi answered it is used as an office. Steve stated it probably already exceeds the lot coverage area on that lot. The building is very close to the lot lines. Fire resistant requirements will come into play and all the building would have to be brought up to code. Because of how close it is to the property line, the added wall on the west side would have to have a 1 hour fire rating and would not be able to have windows or doors. Steve stated that as it sits now, it is a legal non-conforming use and they are asking to add to it to make it more non-conforming. Discussion followed about how the building is currently being used.

Dave Graf asked if they would need a lot coverage variance because of the second story being added. Steve answered not for the second story. Dave asked if they were increasing the footprint. Mr. Kislowksi answered they would be adding 100 square feet. Dave asked if that would be cause for the lot coverage variance. Steve answered possibly. Mike Wegescheide clarified that they were looking at the west side of the building for the side setback. He stated it would be hard to grant that variance because there were no figures on the drawings so that they knew what they were granting. Discussion followed about how far away from the property lines the proposed additions would be. Wayne Muskopf asked if there was a survey done. Steve answered yes. Mike Wegescheide stated that they would like to be 6 feet from the front instead of 50 feet. Mr. Kislowksi stated they are already at 8 feet from the front. Ron Krick stated he is leaning towards recommending approval because the building is blocked in anyway, so it doesn't seem like it would be bothersome to that area. Steve added the building code issues would be the responsibility of the owners, so it wouldn't be anything the Zoning Board or Village Board would have to worry about. Wayne stated he was also leaning towards recommending approval because the building was there before Knysak's built all their buildings around it. Mike Wegescheide stated that the property owners would have to be able to maintain their building while remaining on their property and it is awfully close, but it sounds like they want to improve the property. Mr. Kislowksi stated they have owned it for nine years but haven't been able to use it because it is unusable as it sits currently. Ron asked if they would use siding on the building. Mr. Kislowksi answered probably but it may be stucco. Ron Krick made a motion to recommend approval for a 44-foot front setback and an 18-foot 3-inch side setback. Mike Capell seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board would make the final decision at their meeting on Tuesday, November 13th at 7pm at Village Hall.

OLD BUSINESS: Wayne Muskopf stated he thought the Zoning Board agreed Lee Vogel wouldn't put concrete all the way up to South Mulberry Street at his new storage location on East Laurel Street but would instead have green space between the lot and the street. Steve Muskopf stated it isn't written that way in the ordinance because it wasn't stated that way in the motion. Mike Wegescheide stated he would have the Clerk listen to the minutes to clarify how it was stated. Steve added the site plan didn't mention it and it either needs to be on the site plan or the ordinance must specifically state it. Wayne stated the Board needs to change how the motions are stated. Ron Krick added that the motions needed to be worded better.

NEW BUSINESS: none

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

Crissy Pipik, Clerk

Mike Wegescheide, President