

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
OCTOBER 24, 2017
7:30 P.M.**

The meeting was called to order by Chairman Pro-Tem Ron Krick, with the following board members answering to roll call: Ron Krick, Wayne Muskopf, Mark Germann, Dave Graf, Charlie Butzinger and Mike Capell. Zoning Board Chairman Mike Wegescheide was absent. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Mark Germann and seconded by Dave Graf to approve the July 25th minutes. The motion carried unanimously.

Ron Krick announced that there was one hearing on the agenda.

Hearing SU-44 for a special use permit for 401 East Laurel Street.

Crissy Pipik swore in all citizens wishing to speak.

ROBERTS HEARING: Ron Krick stated the hearing is for a special use permit for a storage building in a residential area. The owners and applicants are Gary and Sharon Roberts. Gary stated he would like to build a storage building to store his motorhome. Resident Susan Flora asked if it would ever be used for commercial purposes. Gary answered it would never be used commercially. Dave Graf asked what materials would be used. Gary answered it would be a post frame building with steel on the outside and a roof. Mark Germann asked if it would be like a pole barn. Gary answered yes. Steve Muskopf added it would have some architectural details on it, such as wainscoting along the bottom. Gary added that it would have overhangs and look similar to a home. Gary stated it would look better than before. Ron asked if it would be where there are rocks currently spread. Gary answered yes and it will meet the setback requirements. It will also be at least 14 feet high to fit the motorhome inside. Ron asked if there were any other variances that would be needed. Steve answered no. Resident Douglas Simmonds asked what would happen if the property was ever sold. Steve answered the special use permit would remain as long as the property was used in the same manner. If the usage wanted to be changed, another Zoning Board meeting would be required to apply for the change. Mike Capell asked if there would be any windows or lighting. Gary answered there would probably be only one window for security issues. He also plans to install security cameras since no one would live on the property. Steve added that if he would like to put up lighting, it would have to be controlled and could not affect the surrounding properties. Douglas asked if it would be considered spot zoning. Steve answered it is not because the zoning is not changing. The lot is already oddly zoned because it is both

residential and industrial. It is too narrow to be used as industrial and the proposed building will meet the residential requirements. Wayne Muskopf made a motion to recommend approval of the special use permit with the stipulation it must remain for personal use only. Charlie Butzinger seconded the motion. The motion carried unanimously. Ron stated the Village Board will make the final decision at their Board meeting on Monday, November 13th.

OLD BUSINESS: none

NEW BUSINESS: none

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

Crissy Pipik, Clerk

Ron Krick, President Pro-Tem