

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
MARCH 23, 2021  
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, Wayne Muskopf, Dave Graf, Charlie Butzinger and Michael Mueth. Members Ron Krick and Mark Germann were absent. Adam Romero, the Zoning Administrator, was present.

A motion was made by Wayne Muskopf and seconded by Michael Mueth to approve the February 23<sup>rd</sup> minutes. The motion carried unanimously.

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

Hearing SU-51 for a special use permit at 218 West Madison Street

Crissy Pipik swore in all citizens wishing to speak.

CAVE CREEK PROPERTIES HEARING: Mike Wegescheide stated the owner and applicant is Cave Creek Properties. The property is located at 218 West Madison Street and is in a B1 district. Kathy Sainz stated she is a representative for Cave Creek Properties. The property is currently zoned for a commercial business but they would like to have a loft apartment on the top floor of the building while keeping the first floor commercial. Mike asked if they had any occupants yet. Ms. Sainz answered not yet. If they would have commercial interest, they would come back to the Village if necessary. Wayne Muskopf stated that when the property was a bakery the owners lived on the top floor. Charlie Butzinger asked how they would know if they have enough parking if they don't know what kind of businesses will be occupying the building. Adam Romero stated that the Village specifies how much parking space is needed per type of business so there is no way of knowing if parking is adequate without knowing the type of business. Mike stated they could recommend approval of the special use permit for the residence with the understanding that any commercial businesses would have to submit the appropriate plans. Ms. Sainz asked if there could be a first-floor apartment, if they decided that was the better option. Adam answered they would have to come back in for another zoning amendment. Ms. Sainz asked if they could move forward with the top floor if the special use permit passes. Mike answered yes, once the Village Board approves it. Wayne asked if anything would need to be done to the exterior. Adam answered the outside needs to be cleaned up and there needs to be some work done to the siding before the building permit would be issued. Wayne asked about the parking area. Adam answered it would be addressed before issuing the building permit. Dave Graf asked if parking was a Zoning issue. Mike answered yes but at this hearing they are only looking at parking for the

residence which isn't an issue. Adam clarified that the special use permit is for mixed use which would allow them to move forward with their plans on the second floor. Adam suggested that until they know what kind of businesses will be on the first floor, they should not recommend approval for anything concerning the first floor. Dave Graf made a motion to recommend approval of the special use permit to allow residential use on the second floor provided that residential use meets building code and egress requirements with the stipulation lower-level business use would have to be re-presented to the Zoning Board to verify that the use meets current zoning requirements for that business. Wayne Muskopf seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board would make the final decision at their meeting on Monday, April 12<sup>th</sup> at 7pm at Village Hall.

OLD BUSINESS: Mike Wegescheide asked if anyone had more to discuss concerning the applications and things they discussed at February's meeting. He stated he had talked with Adam Romero and he is going to try to have the drawing space that is on the special use permit applications added to all the applications. It can be too costly for residents to provide sealed drawings so if the residents could have space to include building lines, setbacks, street names they will be better off. If they don't provide all the information, there wouldn't be a point in having a meeting. Michael Mueth stated he would like for there to be an accountability trail so if something changes, builders are still following what was agreed upon. Adam stated he does his best to get all the information but if any Board member would get their packet and not understand something, they should contact him and he will do his best to help. Discussion followed concerning commercial plans and procedure. Mike stated the Village Board has the final say; just because the Zoning Board gives them their recommendation it doesn't mean they have to agree. He stated that if they get to the Zoning hearing and the Board needs more information then they need to tell them that at the meeting. Dave Graf stated that it wouldn't be useful to have a meeting if they can't come to a decision. He stated it again comes down to accountability; when the Zoning Board makes a recommendation, they must put everything that was agreed upon in the motion so that everything can be enforced. Discussion followed about how the ordinances are made. Crissy Pipik explained how the recommendations they make are presented to the Village Board to vote on.

NEW BUSINESS: Adam stated there is a lot going on but he didn't have anything specific for the April agenda yet.

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

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Crissy Pipik, Clerk

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Mike Wegescheide, President

