

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
FEBRUARY 25, 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 Charlie Butzinger to approve the January 28th minutes. The motion carried unanimously.

Mike Wegescheide announced that there was one hearing on the agenda and the annual review of the Zoning Maps.

Hearing V-176 for a five-foot rear setback variance at 202 East Madison Street

Crissy Pipik swore in all citizens wishing to speak.

SCHAEFER HEARING: Mike Wegescheide stated the owners of the property at 202 East Madison Street are Joe and Juliana Schaefer. It is in an R1 district. Joe Schaefer stated that because he is splitting the lot, he would like the existing home to be 20 feet off the rear property line instead of 25 feet. Mike added that the property the existing home sits on will be 68 feet by 100 feet and the new lot will be 50 feet by 100 feet; they both will meet the required lot size and be conforming. Dave Graf asked if Joe owns the current property. He answered yes. Dave asked if he lives there. Joe answered no. Ron Krick asked how the new property will be affected because that part of the ground slopes so much. Jim Schaefer answered that there will still be a slope and the water will still run south. Joe added the sloping starts at the back of the existing house. New gutters will also help the flow of the water. Resident David Theis stated they finally got the ditch set up so it doesn't flood that area but now they want to put something there so the ground won't absorb as much water. He also thinks the houses will be too close together. Mike stated they are in an R1 district so the code will allow for the size properties that they are planning. Adam Romero stated he looked at the property and what they are doing will be conforming. They won't need variances for the new property. Instead of that whole lot being sloped towards the ditch they will be redirecting the water to help alleviate that problem. Mr. Theis stated it is a very big slope. Joe stated that if the front door of the existing house faced west, he wouldn't need the variance. The rear setback is larger than the side setback. Mr. Theis asked who would be responsible if there was a flooding issue.

Adam answered if it would worsen then the new owners of the new house would be responsible; however, the way the house will be positioned he believes it will help alleviate the issue because the water will be redirected. Jim added they won't be damming up any water but it will be redirected. The ditch will be on the new lot. Adam reminded everyone that they are looking at a rear setback variance for the existing house, not the new lot. Ron Krick made a motion to recommend approval of the five-foot rear setback variance. Wayne Muskopf seconded the motion. The motion carried with Ron Krick, Wayne Muskopf, Mark German, Mike Wegescheide, and Charlie Butzinger being for the motion. Dave Graf and Michael Mueth were against it. Mike stated the Village Board will make the final decision at their meeting on Monday, March 9th at 7pm at Village Hall.

MAP REVIEW HEARING: Mike Wegescheide stated the maps from last month were correct. The new annexed property is off Beil Road. Jim Schaefer is building the home and verified the property is shown on the map. Dave Graf made a motion to accept the 2020 Zoning Maps. Mark Germann seconded the motion. The motion carried unanimously.

OLD BUSINESS: none

NEW BUSINESS: Adam Romero stated Mayor Todd is working on some annexing but there isn't anything coming up for Zoning.

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

Crissy Pipik, Clerk

Mike Wegescheide, President