

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
SEPTEMBER 28, 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, Ron Krick, Wayne Muskopf, Mark Germann, Charlie Butzinger and Michael Mueth. Board member Dave Graf was absent. Adam Romero, the Zoning Administrator, was present.

A motion was made by Ron Krick and seconded by Wayne Muskopf to approve the July 27<sup>th</sup> minutes. The motion carried unanimously.

Mike Wegescheide announced that there were two hearings on the agenda.

Hearing SU-53 for a special use permit for a mixed use in a B2 district at 15 North Jefferson Street

Hearing V-188 for a variance for parking lot requirements at 15 North Jefferson Street

Crissy Pipik swore in all citizens wishing to speak.

FAMULA SPECIAL USE HEARING: Mike Wegescheide stated the owners and applicants are Corey Famula and Jen Estes. The property is located at 15 North Jefferson Street and is in a B2 district. They are asking for a mixed use in a B2 district. Jen Estes stated that they are asking to have a residence on the second floor of their building with a business below which is the same it has been for many years. The current tenants have signed their lease for the fourth year. Ron Krick asked if they would enter through the front porch. Ms. Estes answered that they go in on the side where the outside stairs are. They do have a separate entrance through the front in case of snow or other inclement weather. Mike Wegescheide asked if the residents always park in the same spots. Ms. Estes answered yes. Ron stated the apartment has been there as long as he can remember and doesn't see a problem. Adam Romero stated he had no problem with it and the occupancy permit is valid with St. Clair County. The first floor will be inspected and the county may request another occupancy permit to be filed but Adam doesn't see any issues. Ron Krick made a motion to recommend approving the special use permit for mixed use with a business on the first floor and a residence on the second floor. 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, October 11<sup>th</sup> at 7pm at Village Hall.

FAMULA VARIANCE HEARING: Mike Wegescheide stated the owners and applicants are Corey Famula and Jen Estes. The property is located at 15 North Jefferson Street and is in a B2 district. Mike stated they are asking for a variance for parking and traffic lanes. Ms. Estes stated that per the Village ordinances, there should be a parking spot for every 300 square feet of their building which would require them to have 16 spaces. Her concern is that while they have 16 spaces, parking spot 5, as shown in their drawings, will be tight. They would like for it to be removed or be used for golf cart parking. Mike asked if it would be an issue for their tractor trailer deliveries. Mr. Famula answered they will not be getting deliveries by tractor trailer and all deliveries will be done through the front door. The proposed beer cave will not affect the parking spots near it. The rear door will be used as a fire exit and handicap access due to the ramp. Adam Romero stated he suggested mitigating the parking spot 5 due to available space. According to the special use requirements the tenant parking spots need to be marked and the one-way flow of traffic needs to be clearly marked. Mike stated his opinion is to eliminate parking spot 5. Discussion followed about possible parking alternatives. He asked if there would be delivery vehicles that would be driving through the parking spaces. Mr. Famula answered they are hoping to eliminate that issue by having their entrance off Mill Street. Michael Mueth asked if that was also why they would like to put up bollards on the south side of the property between them and Circle K. Mr. Famula answered yes. Mike asked if they were also putting bollards on the west side too. Ms. Estes answered they were not putting them where the Circle K employees park. They would like to keep the flow of traffic coming off of Mill Street so the bollards on the south side would mean the Circle K employees have to enter their parking area from Mill Street. Michael asked if the beer cave would extend out from the existing building. Ms. Estes answered yes. Michael asked if they had plans to cover the cooler because that has been an issue they have seen in the past. Ms. Estes stated they will have the roof extended out. Ron Krick asked what the building would be made out of. Adam answered that will be discussed when they get the building permit for the addition. Mr. Famula asked what the requirements would be. Adam answered that it could be similar to the existing building. Ms. Estes asked if they could wrap it. Adam answered that is not permitted according to the Village ordinances. Michael added they will also have to decide how to enclose their dumpster. Mike encouraged them to talk with Adam before making any building decisions. Ron Krick made a motion to recommend approval of the variance by allowing the current parking spaces to continue to exist, removing parking spot 5, allowing the existing aisles, marking the parking spots, and marking the entrances, exits, and direction of traffic, in accordance with the submitted drawing. Charlie Butzinger seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board would make the final decision at their meeting on Monday, October 11<sup>th</sup> at 7pm at Village Hall.

OLD BUSINESS: Adam stated there have been a few zoning changes and he has been updating the big map in the meeting room as the changes are made. He is working with Village Attorney Brian Flynn on more strict wording on how land is divided and

classified as a subdivision. The current ordinance is vague. Adam asked that if the Zoning Board had any recommendations or changes to please contact him. Mike Wegescheide asked that he give the Zoning Board copies of any changes. He asked if the Village was interested in talking about campgrounds because of the last issue. Adam answered they didn't seem interested. Ron Krick asked if it could not be permitted. Adam answered it isn't listed as a permitted use so it isn't anything that has to be allowed.

NEW BUSINESS: none

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

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Crissy Pipik, Clerk

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Mike Wegescheide, President