

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
NOVEMBER 23, 2021
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, Charlie Butzinger and Michael Mueth. Members Mike Wegescheide, Mark Germann, and Dave Graf were absent. Adam Romero, the Zoning Administrator, was present.

A motion was made by Wayne Muskopf and seconded by Charlie Butzinger to approve the September 28th minutes. The motion carried unanimously.

Ron Krick announced that there were two hearings on the agenda.

Hearing SU-54 for a mixed-use permit in a B-1 district at 218 West Madison Street

Hearing V-189 for a variance for parking lot requirements at 218 West Madison Street

Crissy Pipik swore in all citizens wishing to speak.

SCHLEGEL/GASSER CONSTRUCTION HEARING: Ron Krick stated the owner is Robert Schlegel. The applicant is Gasser Construction. The property is located at 218 West Madison Street and is in a B1 district. Ron stated this hearing is for the mixed-use permit. Mr. Schlegel stated the first floor would ideally have financial offices and the second floor would be used as a residence. Michael Mueth asked how many occupants would be on the first floor. Mr. Schlegel answered it would be one office space with less than five employees. Ron asked if they would rent out the second floor. Mr. Schlegel answered he would be living there. Adam Romero stated that if the mixed-use permit were approved, it would be approved for an office space. If that use changed from an office space, they will need to come back in because the amount of parking spaces is based on the type of business. He would also like the lot to be striped and the parking spaces allocated. Ms. Gasser answered she would provide architectural plans for that. Michael asked if the mixed-use permit was needed since it had been approved before. Adam answered yes because these are new owners. Michael Mueth made a motion to recommend approval of the mixed-use permit at 218 West Madison Street. Wayne Muskopf seconded the motion. The motion carried unanimously.

SCHLEGEL/GASSER CONSTRUCTION HEARING: Ron Krick stated the owner is Robert Schlegel. The applicant is Gasser Construction. The property is located at 218 West Madison Street and is in a B1 district. They are required to have eight parking spaces but will only have six. Mr. Schlegel stated he would be utilizing a two-car garage which would help alleviate the parking issues. Susan Gasser stated the plans do not show the garage, but she will get architectural plans showing that. Charlie Butzinger asked if street parking would be permitted. Ron Krick answered yes. Adam Romero asked if the chain link fence around the parking lot would stay up. Mr. Schlegel answered they had not decided on that. Adam said they can meet to discuss that; taking it down may give them more space to work with. Charlie Butzinger made a motion to recommend approval of the parking lot variance from eight spaces to six spaces. Michael Mueth seconded the motion. The motion carried unanimously. Ron Krick stated the Village Board would make the final decision at their meeting on Monday, December 13th at 7pm at Village Hall.

OLD BUSINESS: none

NEW BUSINESS: Adam Romero stated there is nothing on the agenda for December at this point. The Planning Commission will be meeting after the new year to discuss the Comprehensive Plan and improve some things within the Village. The Village Board approved the new business license which the Village will issue. It will prohibit anyone just coming in and opening a business without approval. It asks for contact information and some basic questions. The Village is also implementing a Village business maintenance code so that the buildings can be inspected and make sure businesses are keeping their buildings up to date. Wayne Muskopf asked about pre-existing businesses. Adam answered they are exempt from the fees for two years. Ron Krick asked where the new subdivision is being built. Adam answered on North Polk Street by the park on Kalbfleisch Street. The concrete streets are 90% done and the project is moving forward. Charlie Butzinger asked how street parking is figured in for parking lot requirements. Adam answered it is not factored in. Charlie asked if existing businesses are exempt from those requirements. Adam answered they are grandfathered in unless ownership changes hands. The requirements are meant more for new businesses to make sure there is enough parking for the business's needs. Wayne noted the new clock in the meeting room. Ron asked if the money went for a new clock instead of fixing the leaf vac. Discussion followed.

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

Crissy Pipik, Clerk

Ron Krick, President Pro-Tem

