

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
FEBRUARY 22, 2022  
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, Mark Germann, Dave Graf, and Charlie Butzinger. Members Ron Krick and Michael Mueth were absent. Adam Romero, the Zoning Administrator, was present.

A motion was made by Dave Graf and seconded by Mark Germann to approve the November 23<sup>rd</sup> 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 A-48 zoning amendment to change the zoning from R2 to Industrial at 820 South Mulberry Street

Crissy Pipik swore in all citizens wishing to speak.

COOPER HEARING: Mike Wegescheide stated the owner and applicant is Dennis Cooper. The property is located at 820 South Mulberry Street and is in an R2 district. Mike Wegescheide stated the Board members received copies of the amendment application and included drawings. They would like to change the zoning from R2 to Industrial. It touches the current Mac Medical property which is also owned by Mr. Cooper; he would like it changed for possible future use. Dave Graf asked if this property will be combined with the current property. Adam Romero explained when Mr. Cooper went to St. Clair County to record that parcel someone at the County added it to the current parcel; instead of having two parcels he now has one for future development. Mike stated they are working backwards; if the Village does not ok the change the County will have to revert it. As of now there are no problems with the current property or the building on it. Dave Graf made a motion to recommend approval to change the zoning from R2 to Industrial at 820 South Mulberry Street. 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, February 28<sup>th</sup> at 7pm at Village Hall.

MAP REVIEW HEARING: Mike Wegescheide stated there were three changes. The first one was subdividing the parcel at the end of Josiah Lane, including the zoning change that was recommended at this meeting. The second change was the Wessel property at 115/117 Regency Place; the property line between the two parcels was moved to keep with the zoning ordinances. The last change was for Stone Mark development; two parcels were divided into four in the back of the Stone Bridge subdivision. Adam Romero also had the future plats removed from the maps until they are parceled out by the county. Discussion followed concerning future plotting and annexing. Mark Germann made a motion to recommend approval of the 2022 Zoning Maps. Charlie Butzinger seconded the motion. The motion carried unanimously.

OLD BUSINESS: Dave Graf asked what has been happening with the Malacarne property on Saxtown Road. Adam Romero answered he has about another month to complete what was asked of him then Adam can go to the property to take pictures and present them. The last time he was at the property there were more things being added than were there before.

NEW BUSINESS: Adam Romero stated he has started issuing the new business licenses. Right now, it is just to collect information on the current businesses. There are not any fees for current business until next year when there will be a \$50 annual fee. This will allow for better enforcing of the Village ordinances. Adam stated he is also expecting an application for a building permit for Hunter's Hill Pointe - West soon but at the moment there is not anything happening there.

A motion was made by Wayne Muskopf 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