

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
JUNE 28, 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, 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 Ron Krick and seconded by Charlie Butzinger to approve the February 28th minutes. The motion carried unanimously.

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

Hearing V-191 for front and side setbacks, total lot coverage square footage, and lot width at 603 West White Street and 111 South Polk Street

Hearings V-190 and A-49 for rezoning from Agricultural to Industrial and variances for a rear setback and parking lot requirements at South Jefferson Street and South Mulberry Street

Crissy Pipik swore in all citizens wishing to speak.

JLP HOMES HEARING: Mike Wegescheide stated the owner is JLP Homes. The applicant is Jon Poetker. The property is located at 603 West White Street and 111 South Polk Street and is in a R1 district. Because he would like to split the lot, he is asking for variances for lot coverage and width as well as setback variances. Mr. Poetker stated he has a lot that seems to be a combination of two lots because the width is 100-feet while the lots around him are 50-feet. But it is a single parcel that has two residences on it. He staked the property lines and came up with a sketch for a possible division of property that will be similar to the other homes in that area that are close to the sidewalk. He plans to split the property equally to give them access to the yard. Mike Wegescheide clarified that he would like the property on White Street to be 100-feet by 74-feet and the property on Polk Street to be 100-feet by 44-feet. Mr. Poetker stated he is open to a conversation about the division. Mike Wegescheide asked what his plans were for the properties. Mr. Poetker answered that he has already begun rehabbing the building on White Street because it is unoccupied. The building on Polk Street doesn't need as many repairs but needs to be cleaned up along with the attached building but it is currently occupied. Ron Krick asked if the little shed was attached. Mr. Poetker answered that the back wall of it acts like a fence from the alley. Mark Germann asked if there was a reason the property couldn't be divided to make one a 50-foot lot. Mr. Poetker answered that he was open to change. Resident Beth Hotter asked what the intentions were for the property. Mark

explained that they are not tearing the houses down but cleaning up the property. Ms. Hotter asked if he will replace the shed along the alley. Mr. Poetker answered he will tear it down but will be leaving the back wall to function as a fence and will clean and paint it. Michael Mueth asked which one needs a new water meter. Mr. Poetker answered the Polk Street property. Mike Wegescheide asked if there was enough access for a new meter or sewer line. Adam Romero answered Maintenance Supervisor Scott Baltz looked at it and a new service can be installed without having to go through other properties. Discussion followed concerning not needing some of the variance requests if the property was split to make one conforming. Ron Krick made a motion to recommend approval at 603 West White Street for a ten foot front setback of the garage, two foot front setback of the house, and ten foot corner setback with the lot size being 100-feet by 68-feet; at 111 South Polk Street for a two foot side setback, two foot front setback with the lot size being 100-feet by 50-feet. 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, July 11th at 7pm at Village Hall and the Planning Commission will decide on the property division at their meeting on Tuesday, July 19th.

VOGEL/RODEMICH HEARING: Mike Wegescheide stated the owner is Gene Rodemich. The applicant is Lee Vogel. The property is located at South Jefferson Street and the south side of South Mulberry Street and is in an agricultural district. He is asking for a rear setback variance, parking variance, and a zoning amendment. Mr. Vogel stated he is the second generation of his family in the Village and has helped develop Lee's Home Center, Dollar General, Millstadt Market Place, and two self-storage locations. He stated Mr. Rodemich is the third generation of his family in the Village and they ran a greenhouse for many years. Mr. Rodemich sought out Mr. Vogel to put a business in directly north of his personal residence. He wanted a business like the self-storage that would not have a lot of activity, tall buildings, or loud noises like trucks unloading. Self-storage seemed like a perfect fit. Mr. Vogel made sure the Board members had copies of his site plans. He would like to do the project in three phases beginning with building the buildings numbered 1, 2, and 3 which would be along South Jefferson Street. He would also like to have an open building with a roof for campers and such. As the phases progress it will look almost identical to the self-storage on East Laurel Street. All entrances would be from South Mulberry Street and would be paved. At the end of the third phase, he would like the concrete to stop and to have compact rock for the outdoor storage of RVs and boats and such. The rock would not be visible until after driving onto the pavement and going all the way back. He is asking for the setback variance because it would give his customers more space. The property is zoned agricultural, but curb and gutter were put in when the industrial park was created. Mike Wegescheide asked where the entrance will be. Mr. Vogel answered there would be no entrance from South Jefferson Street and customers would only be able to enter from Mulberry Street. Mike Wegescheide asked if the rock road was part of the property. Mr. Vogel answered no and that he plans to put parking blocks of curbing there so no one can use the rock road or cross onto it. Dave Graf asked how much of Mr. Rodemich's property is this parcel. Mr. Vogel answered that Mr. Rodemich has about 80 acres and this parcel is about three acres. Mike Wegescheide asked if it touches Knysak's property where the old concrete

plant is. Mr. Vogel answered no, the rock road that is owned by Kenny Bailey is between them. Mike Wegescheide stated he is concerned that there is no set entrance. Adam Romero stated that will be handled before the building permits are issued. Mr. Vogel stated he would like to do it like the self-storage on East Laurel Street. Mike Wegescheide stated the zoning requires entrances and exits. Discussion followed. Resident Sunney Case asked if the rezoning would touch his property on Deerfield Circle. Mr. Vogel answered no. Dave Graf stated that in his opinion the 80 acres Mr. Rodemich owns was zoned agricultural for a reason and he is not a fan of rezoning it just because it can be done; he doesn't think that it is a good idea to pick little pieces of property and rezone them. Mr. Vogel answered that South Mulberry Street is in the Industrial Park which therefore makes sense that this property also be industrial. Dave stated he would be more inclined if this was a planned development. Mr. Vogel stated it was ultimately intended to be industrial but there wasn't a need for it when the Industrial Park was planned, as per his conversations with former TWM employee Randy Burk. Mike Wegescheide reminded the Board that they are looking at three different requests: the zoning amendment, the setback, and the parking requirements. Mr. Vogel stated that it will look nice and professional for the community. He will be working together with his son who has the potential of being part of the community and future growth. The standards and means will be upheld because that's why Mr. Rodemich sought him out and is at the meeting to support him. He wants to be a member of this community and not have people think he is a liar or a cheat. Mike Wegescheide asked when phases two and three would happen. Mr. Vogel stated he predicted phase two would happen in two to five years. He added that he currently has 165 units and all of them are rented out. He believes there is a need for this development. Mike Wegescheide asked if there is a hardship that requires the setback variance for building ten. Mr. Vogel answered it is for maneuverability and safety. Mike Wegescheide clarified that the ordinances are put in place for a reason. Mr. Vogel stated there are many areas in the Village where these ordinances aren't met and passed out a packet with examples. Mike Wegescheide answered those examples are the reason things are tightening up because the Village wants businesses to look decent and a certain way and now that is being enforced. He added they try to work with the owners and compromise when there is a hardship but there is no hardship when it is for financial reasons or just because it would work better for the individual. Discussion followed concerning using rock instead of paving. Mr. Vogel stated the parking lot ordinance is for a parking lot like in front of a building for customers. Adam answered if things would be parked there. Mr. Vogel answered yes, things would be stored there. Adam stated that some of the regulations come from recommendations by other governments, attorneys, insurance companies, and state mandates. Mike Wegescheide reiterated that the ordinances are put in for a reason and if he were allowed to not follow them then the next person that came in would use that as an example just like he did with the examples of existing properties. Charlie Butzinger made a motion to recommend approving the zoning change from Agricultural to Industrial. Mark Germann seconded the motion. The motion passed with Wayne Muskopf, Mark Germann, Mike Wegescheide, Charlie Butzinger, and Michael Mueth voting for, Ron Krick and Dave Graf voting against. Discussion followed about why the rock area was needed. Adam stated that if there are drainage issues and such, it will come up during the building application and addressed then. Wayne Muskopf made a motion to

recommend approval of the ten-foot rear setback. Michael Mueth seconded the motion. The motion passed with Wayne Muskopf, Mark Germann, Charlie Butzinger, and Michael Mueth voting for, Ron Krick, Mike Wegescheide, and Dave Graf voting against. Ron Krick made a motion to deny the parking variance. Wayne Muskopf seconded the motion. The motion passed unanimously. Mike Wegescheide stated the Village Board would make the final decision at their meeting on Monday, July 11th at 7pm at Village Hall.

OLD BUSINESS: none

NEW BUSINESS: Adam Romero stated there would be at least two hearings on the agenda for the July Zoning Board meeting. He is including documentation concerning hardships in the packets for the Board. It will be important to consider that and decreasing spot zoning. Adam stated many of the new business licenses have been completed which will allow for more authority in getting spaces cleaned up. He has also worked on a checklist for subdivisions to make sure everything is completed and signed off on. Discussion followed concerning using the Village website to look up zoning ordinances since the books are not as updated as they should be. Adam offered to help anyone that needed assistance with the online version.

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

Crissy Pipik, Clerk

Mike Wegescheide, President