

**VILLAGE OF MILLSTADT
ZONING BOARD MEETING
OCTOBER 25, 2022
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: 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 Dave Graf to approve the July 26th minutes. The motion carried unanimously.

Ron Krick announced that there was one hearing on the agenda.

Hearing SU-57 for a special use permit for a mixed use in a B2 district at 620 East Washington Street

Crissy Pipik swore in all citizens wishing to speak.

STUMPF HEARING: Ron Krick stated the owner and applicant is Angela Stumpf. The property is located at 620 East Washington Street and is in a B2 district. Mrs. Stumpf stated the property used to have a quilt shop in the building at the back of the property. She plans to live in the home and use the shop for her business, Bliss Floral. Her business is currently in Millstadt Market Place, but she would like to move out of it in January. Her walk-in clientele is two to three people per day. She has more deliveries and a bit more walk in traffic around the holidays. She will have less space for the non-floral retail because the building is smaller and therefore will not have the foot traffic. Tim Stumpf added that she will be using the workshop area to create her arrangements. Mike Wegescheide asked Adam Romero if he had any issues. Adam answered no; the parking is fine, and she is the only employee. Ron asked how the flowers are delivered. Mrs. Stumpf answered that either she picks them up or they are delivered from a small van. Charlie Butzinger asked if it was a retail shop previously. Mark Germann answered yes, it was a quilt shop. Charlie asked if it had always held a mixed-use permit. Adam answered it was a quilt shop before zoning was in place but regardless, since the property is changing ownership, the new owners must come ask for their own permit. Mike Wegescheide made a motion to recommend approval of the special use permit for a mixed use. Charlie Butzinger seconded the motion. The motion carried unanimously. Ron Krick stated the Village Board would make the final decision at their meeting on Monday, November 14th at 7pm at Village Hall.

OLD BUSINESS: Dave Graf asked if anything has progressed with Millpond and the storage container. None of the other Board members nor Adam Romero have heard of anything new.

NEW BUSINESS: Adam Romero stated there is a hearing on the agenda for next month. It is for a rear setback variance on West Adams Street for a sunroom. Ron Krick added Lynn Muskopf had sent an email about it. Mike Wegescheide added that was because the meeting is so close to Thanksgiving, she wanted to make sure there would be a quorum.

A motion was made by Dave Graf and seconded by Mike Wegescheide to adjourn the meeting. The motion carried unanimously.

Crissy Pipik, Clerk

Ron Krick, President Pro-Tem