

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
FEBRUARY 27, 2018  
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 Mike Capell. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Mike Capell and seconded by Mark Germann to approve the November 28<sup>th</sup> minutes. The motion carried unanimously.

Mike Wegescheide announced that there were two hearings on the agenda and the annual review of the zoning maps.

Hearing SU-46 for a special use permit at 525 South Illinois Street

Hearing V-159 for a side setback variance 12 East White Street

Crissy Pipik swore in all citizens wishing to speak.

JENKINS HEARING: Mike Wegescheide stated that Brianna Jenkins is asking for a special use permit for a home occupation at 525 South Illinois Street, which is owned by Brianna and Martin Jenkins. Brianna Jenkins stated she is a kitchen and bath designer that has an office in Webster Groves, MO. Occasionally her clients are unable to meet her in Missouri and she would like for them to meet with her in her home office in her garage. Steve Muskopf added that the garage is separate from the home which will work better for a home occupation. Steve asked what her hours of operation would be. Mrs. Jenkins answered it would be by appointment only and would have no signage. Dave Graf asked if there would be kitchen and bathroom samples. Mrs. Jenkins answered yes, but only color blocks and cabinet door samples. Dave asked if the samples would be stored in the office. Mrs. Jenkins answered yes. Mike Capell asked if there were any conditions for parking. Steve answered not for home occupation although by only having clients by appointment, there should only be one vehicle at a time. Wayne Muskopf made a motion to recommend approval of the special use permit for home occupation. Mike Capell seconded the motion. The motion carried unanimously. Mike Wegescheide stated the Village Board would make the final decision at their meeting on Monday, March 12<sup>th</sup> at 7:30pm at Village Hall.

MAP REVIEW: Mike Wegescheide stated the Board members all received a copy of the proposed 2018 zoning map. The following 2017 changes were made:

Ordinance 1156	Heet	Zoning Amendment Industrial to R1
Ordinance 1157	Hendrix	Zoning Amendment B2 to R2
Ordinance 1163	Hankammer-Grebing	Annexing Certain Territory

Discussion followed about the properties. Ron Krick made a motion to recommend approval of the 2018 zoning maps with the changes as presented. Mike Capell seconded the motion. The motion carried unanimously.

TOENJES HEARING: Mike Wegescheide stated Kathy and Norm Toenjes are asking for a side setback variance at 12 East White Street, of which they are also the owners. Kathy Toenjes stated they would like to tear down their one car garage and carport to build a two-car garage. Mike Wegescheide asked if there is still an easement to the east of the carport. Steve Muskopf answered yes. Dave Graf asked what the easement is for. Steve answered drainage and it is the full ten feet. Ron Krick asked if the siding on the proposed garage would match the house. Kathy answered yes. Mike Wegescheide stated they are asking for the variance because they will be five feet from the side property line instead of the 25 feet required in an industrial zone, which is what they are in. Steve added the building that is currently there doesn't conform to the Industrial zone but since they are tearing a part down to rebuild, it was caught in the zoning rules. It will still be behind the furthest front part of the house. Ron Krick made a motion to recommend approval of the 20-foot side setback variance. 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, March 12<sup>th</sup> at 7:30pm at Village Hall.

OLD BUSINESS: none

NEW BUSINESS: Mike Wegescheide stated there would be another Zoning Board meeting in March.

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