

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
FEBRUARY 28, 2017  
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 Mike Capell. Ron Krick and Charlie Butzinger were absent. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Mark Germann and seconded by Wayne Muskopf to approve the January 24<sup>th</sup> minutes. The motion carried unanimously.

Mike Wegescheide announced that there was one hearing on the agenda. They will also have the annual review of the zoning maps

Hearing A-45 for a zoning amendment at 203 South Jefferson Street

Crissy Pipik swore in all citizens wishing to speak.

**HENDRIX HEARING:** Mike Wegescheide stated that the property is in a B2 district and the owner, Ken Hendrix, would like it amended to an R2 district. Ken Hendrix stated he bought the property 30 years ago, and has been a Millstadt resident since then. When he purchased the property, the zoning wasn't an issue. Now that he would like to sell it, he has found that it would be easier to sell as residential due to the loans that are available. Steve Muskopf added that the property has been used residentially for longer than the zoning has been in place. Mr. Hendrix is asking for more restrictive zoning. Mike Wegescheide asked if the property met the R2 requirements. Steve answered yes. The property doesn't meet B2 requirements because it was grandfathered in. Dave Graf made a motion to recommend approval of amending the zoning at 203 South Jefferson Street from a B2 to an R2. Mike Capell seconded the motion. The motion carried unanimously. Mike Wegescheide stated the final decision would be made by the Village Board at the meeting on Monday, March 13<sup>th</sup>.

**MAPS HEARING:** Mike Wegescheide stated the Board members all received a copy of the changes. They also received a list of changes that the office staff found had not been corrected on previous maps. The following 2016 changes were made:

Ordinance 1144              Gallagher              Zoning Amendment R1 to B1

Ordinance 1145	Gaertner	Annexing Certain Territory
Ordinance 1148	Red Barn Farms	Annexing Certain Territory
Ordinance 1149	Wallace	Annexing Certain Territory
Ordinance 1150	Farris	Annexing Certain Territory
Ordinance 1156	Heet	Zoning Amendment Industrial to R1

Mike Capell made a motion to accept the 2017 zoning maps with the changes that were presented. Mark Germann seconded the motion. The motion carried unanimously. Mike Wegescheide added that if anyone notices any other changes that need to be made, please inform the Office staff within the next week.

OLD BUSINESS: none

NEW BUSINESS: none

A motion was made by Mark Germann and seconded by Mike Capell to adjourn the meeting. The motion carried unanimously.

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Crissy Pipik, Clerk

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Mike Wegescheide, President