

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
MARCH 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 Mark Germann and seconded by Charlie Butzinger to approve the February 27<sup>th</sup> minutes. The motion carried unanimously.

Mike Wegescheide announced that there was one hearing on the agenda.

Hearing V-160 for a side setback variance at 629 East Washington Street

Crissy Pipik swore in all citizens wishing to speak.

HAAS HEARING: Mike Wegescheide stated the owners Chris and Amy Haas are asking for a side setback variance in a B-2 district. Chris Haas explained he would like to add twenty feet to the rear of his house. The existing house currently sits ten-feet off the side property line. Steve Muskopf stated in a B-2 zone, there needs to be a total of 50-foot side setback, with a 20-foot minimum. Mike Wegescheide stated they are looking at the west side for a ten-foot side setback variance. Dave Graf asked if that lot had been re-zoned. Steve answered it has always been used as residential. Mike Wegescheide added that when the zoning areas were established that area was probably just all zoned as B-2 due to their proximity to the highway. Ron Krick asked if the addition was being added to the north side of the existing building. Mr. Haas answered yes. Mike Wegescheide added that while the addition would be to the north, the variance they are requesting would be on the west. Ron asked if the new addition will match the siding of the current structure. Mr. Haas answered he would like to re-side the existing structure and would include the new addition. Resident Tony Lebert asked if it would be a single structure. Mike Wegescheide answered they would just be adding on to the back of the house which would be the north side. There were no objectors. Wayne Muskopf made a motion to recommend approval of the ten-foot side setback variance. Mike Capell seconded the motion. The motion carried unanimously. Mike Wegescheide explained the final decision would be made by the Village Board at their meeting on Monday, April 9<sup>th</sup> at 7pm at Village Hall.

OLD BUSINESS: none

NEW BUSINESS: Wayne Muskopf asked if in the letter to the Zoning Board announcing the meeting, if the amount of the variance being requested could be added. Steve Muskopf answered it should be on there, but he will make sure it is being added. Mike Wegescheide added that just because an amount is on there, doesn't mean the Zoning Board has to abide by that amount. The resident requesting the variance does have to abide by the amount that is decided on by the meeting.

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

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Crissy Pipik, Clerk

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Mike Wegescheide, President