

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
APRIL 25, 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, Ron Krick, Wayne Muskopf, Mark Germann, Charlie Butzinger and Mike Capell. Board member Dave Graff was absent. Steve Muskopf, the Zoning Administrator, was present.

Mike Wegescheide stated that under the properties that were added to the zoning maps, the property in Ordinance 1149 was a pre-annexation agreement, not one that was annexed. A motion was made by Mike Wegescheide and seconded by Mark Germann to approve the February 28<sup>th</sup> minutes, as amended. The motion carried unanimously.

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

Hearing V-155 for a front setback variance for 202 West Laurel Street

Crissy Pipik swore in all citizens wishing to speak.

THEIS HEARING: Mike Wegescheide stated that the property is in a B1 district. Coyne Construction is the applicant and the property is owned by Carolyn Theis. They are asking for a front setback. John Coyne explained that they would like to build a covered deck but would be too close to the road. He would like to extend the roof line of the house by tying into the existing roof and extending it 16 feet. The deck would be composite and everything would be wrapped in vinyl. It would match the existing house. Mike Wegescheide asked if there were any intentions of enclosing the deck. Carolyn Theis answered it is a possibility in the future. Steve Muskopf replied that if that happened, they'd have to come back to the Zoning Board because that would make the property non-conforming. Steve stated that the code leans towards allowing open porches. The open deck with a roof that they submitted would be included. Steve asked how far is the top of the deck from the ground. Mr. Coyne answered seven inches. Steve asked if there would be a rail. Mr. Coyne answered there isn't one planned. Steve stated that makes it seem more open, which is a good choice. Mike Wegescheide stated there are no objectors. Charlie Butzinger made a motion to allow the 19-foot front setback. Ron Krick seconded the motion. The motion carried unanimously. Mike Wegescheide stated they will be expected to follow the plans that were submitted. The Village Board will make the final decision on Monday, May 8<sup>th</sup> at 7:00pm at Village Hall.

OLD BUSINESS: none

NEW BUSINESS: Steve Muskopf stated he spoke to someone who wants to purchase the old Feathered Edge building. They proposed having a commercial use in the front and a one bedroom apartment in the back. They would need a special use permit for the residential space. Steve told him he had until the end of April to turn in the application.

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