

**SUBDIVISION COMMITTEE
MEETING MINUTES**

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

April 7, 2022 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann and Craig Taylor. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the February 10, 2022 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – 1 Lot – West Water Tower Subdivision – Breese Township

West Water Tower Subdivision was discussed by the committee. The property is located in Breese Township across the tracks from the Breese City limits on the south side of the tracks. This is 1.30 acres abutting Breese Jaycee part on the west side of the park. The City of Breese plans on utilizing this 1.30 acres for a new water tower. The property is zoned Agricultural. The subdivision plat was prepared by HMG. The City has reviewed and approved the subdivision plat and have obtained and recorded a 25' ingress/egress easement from the Jaycees on the north side of park. The subdivision plat has been reviewed and approved by the Health Department and County Engineer. Heinzmann made a motion to approve West Water Tower Subdivision. Taylor seconded the motion. Motion Carried.

b. Final Plat – 2 Lot – East Beckemeyer Subdivision – Wade Township

East Beckemeyer Subdivision was discussed by the committee. The property is located in

Wade Township. The north property across the tracks is Beckemeyer city limits. The parcel is currently owned by the Village of Beckemeyer and consists of 4.54 acres. The property was rezoned Agricultural to Commercial by the board in February 2022. The Village is now requesting to split the Commercial lot into 2. Lot 1 would remain the Village's and Lot 2 will be sold to Wade Township where they plan to build a new township building. The minimum lot size in a Commercial district is 6000 sq ft. Both lots are in compliance with the square footage. The subdivision plat was prepared by HMG. The Health Department and County Engineer have reviewed and approved. The subdivision plat was also sent to the Township Road Commissioner for review. East Beckemeyer Subdivision was approved by the Village of Beckemeyer on March 14, 2022. Heinzmann made a motion to approve East Beckemeyer Subdivision. Taylor seconded the motion. Motion Carried.

c. Final Plat – 1 Lot - Orchard Estates – Wade Township

Orchard Estates was discussed by the committee. It is located in Wade Township to the south of Beckemeyer. Albers are requesting to split one acre from their agricultural ground next to Taphorn's Orchard in Beckemeyer to allow their son to build a home on. Existing building on the parent parcel is meeting requirement for 25' side setback. The subdivision plat was prepared by Abacus Professional Services. The plat was approved by the Village of Beckemeyer on April 11, 2022. The County Engineer and Health Department have also reviewed. The Township Road Commissioner is aware of the proposed subdivision but does not have to sign off on this plat because it is located on Bartelso Road, which is a county road. Heinzmann made a motion to approve Orchard Estates Subdivision. Taylor seconded the motion. Motion Carried.

The Subdivision Committee exchanged views on the "family split". Some ideas expressed were keeping the "family split" as a permitted use and changing the qualifying persons to consist of mother, father, son or daughter.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Heinzmann made a motion to adjourn. Taylor seconded the motion. Roll call showed all in favor. Motion Carried.