

**SUBDIVISION/ZONING
COMMITTEE MEETING MINUTES**

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

July 11, 2019 – 6:00 p.m.

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 6:00 pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Nelson Heinzmann, Craig Taylor and Bryan Wessel present. Also present, Zoning Administrator, Jami Staser, GIS Coordinator, Jay Donnelly, County Engineer, Dan Behrens and members from the audience.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the June 6, 2019 Zoning Subdivision Committee Meeting minutes. Wessel seconded the motion. Motion Carried.

4. NEW BUSINESS

a. Fuehne Hills Subdivision – Sugar Creek Township – Subdivision Variance Request from the requirement of the code for cul-de-sac length

Pat Netemeyer, Netemeyer Engineering, explained they submitted the variance request because they could not maintain the required 1000 ft max cul-de-sac length. Netemeyer explained it is difficult to have a cul-de-sac less than 1000 ft when A-R requires 3 acre tracts. County Engineer, Dan Behrens, explains the recommendation comes from IDOT's local road manual and it doesn't make a distinction between urban, in town subdivisions versus rural. Behrens added it is as much written for the normal in town lot that is a ¼ or ½ acre more than a 3 acres lot. Behrens feels this may need to be addressed in the code. Netemeyer said those rules are typically designed for how many lots you can have in a development rather than the length of the cul-de-sac. Netemeyer added the county has granted this variance before for Homer Rakers subdivision and Mike Bridges subdivision. Taylor asked for confirmation that the radius of the cul-de-sac meets the requirement of the code. Behrens agreed that it does meet

the requirement. Jay Donnelly said the topography just doesn't lend itself well to a network of streets, there is floodplain that prevents it from going further west and it is also landlocked. Wessel made a motion to approve the variance for the cul-de-sac length. Heinzmann seconded the motion. All in favor. Motion Carried.

b. Fuehne Hills Subdivision – Sugar Creek Township – Subdivision Variance Request from the requirement of the code on fire hydrant spacing

Pat Netemeyer discussed rural water mains and they are not designed for fighting fire because they do not carry enough volume and pressure. Netemeyer explained the proposed water line is 4". Taylor asked if Tri-Township Water District will allow fire departments to take water from the flush hydrant in case of a fire. Netemeyer said they would allow that to fill a tanker truck. Taylor mentioned there had been questions about fire suppression and how quickly tanker trucks empty. Netemeyer said you just can't get more water out of that line. Staser discussed Section 34-11-2 of the Subdivision Code for fire hydrants which states water mains smaller than 6 inches in diameter are exempt from the fire hydrant requirements. Netemeyer said he would still like the variance granted in case Tri-Township Water District upgrades to a 6 inch water line. Donnelly comments the county is voting on a preliminary plat with the conditions on the ground at the time and we are approving a preliminary plat that accurately reflects the current conditions. Taylor said as of tonight they are meeting the minimum requirements so there is no variance required.

c. Fuehne Hills Subdivision – Sugar Creek Township – Preliminary Plat

All county staff has reviewed the preliminary plat and had no further comment. There was no public comment. Heinzmann made a motion to approve the preliminary plat. Wessel seconded the motion. All in favor. Motion Carried.

Taylor explained the preliminary plat and variance will go before the county board on July 16th at 7pm.

5. PUBLIC COMMENT

Charity Fuehne approached the committee with questions on Lot 2, where she currently lives and has her home and shed. Fuehne would like to possibly split Lot 2 in the future if a potential buyer only wants to purchase the house or only wants to purchase the shed. Staser and Donnelly commented on the idea and explained if it was possible, it would, at a minimum require a subdivision process again.

6. ADJOURN

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