

SUBDIVISION/ZONING COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

June 6, 2019 – 4:00 p.m.

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00 pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Nelson Heinzmann and Craig Taylor present, Bryan Wessel absent. Also present, County Board Chairman, Bob Fix and Zoning Administrator, Jami Staser, GIS Coordinator, Jay Donnelly and members from the audience.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the May 2, 2019 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. Motion Carried.

4. NEW BUSINESS

a. Discussion of Fuehne Hills Subdivision

Staser handed out the preliminary plat that had been submitted by Netemeyer Engineering. She said they have submitted a 8 lot subdivision, in which each lot is a minimum of 3 acres. She explained she had just received it less than 48 hours ago and had received 2 variance requests for the subdivision yesterday, therefore the information did not make it into the subdivision committee packets for review. Staser added that some of the county staff had not had a chance to review the plat or variances. Staser explained the preliminary plat is the first thing submitted to the county for review, next would come the improvement plans, which are submitted to the County Engineer, and the last step would be the submittal of a final plat. The committee discussed the diameter of the cul-de-sac and whether it was sufficient. Donnelly expressed that there is no reason the pavement has to stop at the cul-de-sac, the pavement could be poured at a larger diameter. Adjoining property owner, Scott Schulte, addressed the committee with his

concern of the Ranz Rd being too narrow. Schulte said he sent out an email to the committee members which showed the school bus traveling down Ranz Rd and the narrow little bridge. Schulte added that even though more development is being proposed, which means more children riding the school bus, Ranz Rd is getting neglected. The committee explained that Ranz Rd is a township issue and if the preliminary plat meets the subdivision requirements, they cannot deny the subdivision. Schulte asked whether the Township Supervisor, Rusty Venhaus, has recently contacted the county about working together on Ranz Rd. Everyone in attendance stated they had not been contacted by Venhaus recently. The committee discussed the variance requests submitted for extending the length of a cul-de-sac from 1000 ft to 1890 feet and the variance request for fire hydrants spacing due to 4 inch diameter main. The committee is recommending that there is some sort of fire suppression protection out there, and that developers should be held responsible in case of an emergency. The committee is also recommending the cul-de-sac be poured larger than 50' to allow pavement up to the edge. This would allow for a school bus or delivery truck to get around even if there is a car parked in the cul-de-sac.

Staser reported she spoke with Linda Mensing about taxation on manufactured homes. She said manufactured homes with privilege tax are manufactured homes “grandfathered in” before 2011 or manufactured homes located in a manufactured home park.

5. PUBLIC COMMENT

6. ADJOURN

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