

SUBDIVISION/ZONING COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

November 14, 2019 – 4:30 p.m.

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30 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 and Bob Fix, Chairman of County Board.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the October 3, 2019 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. Motion Carried.

4. NEW BUSINESS

a. Grand Oaks Subdivision – Sugarcreek Township – Final Plat – Dean & Karen Haselhorst

The Grand Oaks Subdivision was discussed by the committee. This is a proposed two lot subdivision consisting of two existing homes. Lot 1 would consist of 5.58 acres. A variance was permitted by the Zoning Board of Appeals on November 6th to allow Lot 2 to be less than 1 acre. The proposed two lot subdivision would allow for each existing home to be located on it's own parcel id. Grand Oaks Subdivision has been reviewed and approved by the County Engineer, Addressing Coordinator and Zoning Department. The Health Department has reviewed the subdivision but has not issued approval yet. The Subdivision/Zoning committee made a recommendation to approve contingent on the Health Department's review and approval. Wessel made a motion to approve Grand Oaks Subdivision. Heinzmann seconded the motion. All in favor. Motion Carried.

b. L & D Buehne Subdivision – St Rose Township – Final Plat – Norbert & Regina Buehne

Abacus Professional Services created a proposed one lot subdivision located on the corner of Surge Rd and Ellwood Road in St Rose Township. The property is approximately 80 acres in which 2.60 acres would be divided off to allow a family member to build. It has been reviewed by the County Engineer, Health Department, Addressing Department and Zoning. Wessel made a motion to approve L & D Buehne Subdivision. Heinzmann seconded the motion. All in favor. Motion Carried.

c. Chad Ratermann's 2nd Subdivision – Germantown Township – Final Plat – Chad Ratermann

Netemeyer Engineering created the proposed one lot subdivision located on Shoal Creek Rd in Germantown Township. The one lot would be 2.26 acres and is being divided from approximately 10 acres to allow his brother to build on. It has been reviewed by the County Engineer, Health Department, Addressing Department and Zoning. Heinzmann made a motion to approve L & D Buehne Subdivision. Wessel seconded the motion. All in favor. Motion Carried.

d. Fuehne Hills Subdivision – Sugarcreek Township – Final Plat – Roger & Charity Fuehne

Staser informed the committee she spoke with the County Engineer and all requirements have not still not been met. The County Engineer informed her he will still need to review and approve a new estimate and then collect a bond or letter of credit. Wessel made a motion to table Fuehne Hills Subdivision. Heinzmann seconded the motion. All in favor. Motion Carried.

e. Cannabis Discussion

Staser gave the committee members a presentation handout from the Illinois Association of County Zoning Officials conference on Zoning Under the Illinois Cannabis Regulation and Tax Act. The committee discussed the options of either prohibiting or limiting the location of a recreational cannabis business in the Clinton County unincorporated areas. The incorporated municipalities will have their own ordinance as whether to prohibit or limit a recreational cannabis business. The committee determined, at this time it appears best to keep cannabis business within municipal limits, if the municipality chooses to do so, and not potentially scattered throughout unincorporated areas in Clinton County. The committee also agreed a text amendment could be discussed at a later date if needed. Wessel made a motion to prohibit in unincorporated areas in Clinton County. Heinzmann seconded the motion. All in favor. Motion Carried.

5. PUBLIC COMMENT

No public comment.

6. ADJOURN

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