

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

October 7, 2021 – 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, Craig Taylor and Bryan Wessel. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Wessel made a motion to approve the September 9, 2021 Zoning Subdivision Committee Meeting minutes. Heinzmann seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – S Buehne Subdivision – 1 Lot – Breese Township

S Buehne Subdivision was discussed by the committee. It is located in Breese Township. The property is south of Aviston and Breese and is within 1 ½ miles of both Municipalities. This requires the plat to be reviewed by Aviston as well as Breese. Staser reported she spoke with Mike Engel, the Zoning Chairman in Aviston and he informed me this was approved on September 29th. Staser reported she also spoke with Breese and they have reviewed the plat and approved on October 5th. The property is currently zoned Agricultural. This is a proposed family split. They are requesting a one lot subdivision consisting of 3 acres of which .11 acres is Linden Grove Road and will be dedicated. The split will not create any new roads. The Health Department and County Engineer have also reviewed the plat. This subdivision plat was created by Abacus Professional Services. Heinzmann made a motion to approve S Buehne Subdivision. Wessel seconded the motion. Motion Carried.

b. Bond Extension Request for Road – Fuehne Hills Subdivision – Sugar Creek Township – Clinton County Engineer, Dan Behrens, gave a report on Fuehne Hills Subdivision Road. The subdivision was approved on December 16, 2019. The County Subdivision Code allows 2 years from that date to complete all improvements. Behrens explained the Subdivision Code however does allow for a time extension by written agreement between the developer and County Engineer. The Fuehne's have submitted written request to extend the bond until October 2022. Behren's informed the board in the last site visits made by the County, the intersection of Ranz Road needs drainage structures, final aggregate base course, Fuehne Hills Subdivision road needs final construction of the ditches to plan grades, seeding and A-3 surface treatment. The Highway Department's last site visit was on July 15, 2021. Behrens reported from the site visit it did not appear any work had been performed since November 21, 2019 site visit and some problems may have developed in the aggregate base that will need to be fixed. Behrens reported numerous complaints on excessive weed growth and siltation of downstream property. Adjoining property owners, Mark Barackman, Marvin Ratermann, Scott Schulte and Jason Strader along with Sugarcreek Township Trustee, Jerome Rakers, voiced their concerns with subdivision improvements and the road. Maintenance of the road, snow plowing, school bus safety and drainage were some concerns of the neighbors. Behrens said all work will have to be certified by an engineer.

Behrens said the County will not allow the irrevocable letter of credit to be renewed and an extension of time without certain stipulations. Behrens said he will prepare a written agreement with the stipulations and provide it to the Fuehne's to sign. Failure to complete by November 15, 2021 the earth work on the shoulder and ditches as shown on the plans and seeding of all disturbed areas according to the improvement plans will result in the forfeiture of the existing irrevocable letter of credit. Behren's added the State Spec Book does not allow seeding after November 15th. Behrens explained if a new letter of credit is allowed, they must complete all requirements in the written agreement by July 15, 2022 or the new irrevocable letter of credit will be forfeited. Behrens asked Charity Fuehne if she understood the stipulations and he would be in contact with a written agreement requiring their signatures.

5. PUBLIC COMMENT

No further public comment.

6. ADJOURN

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