

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

September 9, 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 August 12, 2021 Zoning Subdivision Committee Meeting minutes. Heinzmann seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Final Plat – Michael Ranch – 2 Lot – Clement Township

Michael Ranch was discussed by the committee. It is located in Clement Township north east of Huey on the north side of Old Route 50. The property is currently zoned Agricultural and has several sheds and grain bins. With this proposed division of land, all existing structures are meeting the 25' setback requirement. Lot 1 is 1 acre and Lot 2 is 3.8 acres. This qualifies as a family split under current zoning laws. The Township Road Commissioner was sent a copy of the plat for review. The Health Department and County Engineer have reviewed the plat as well. This subdivision plat was created by Abacus Professional Services. Heinzmann made a motion to approve Michael Ranch. Wessel seconded the motion. Motion Carried.

b. Final Plat – Jim Nehrt's First Subdivision – 1 Lot – Carlyle Township

Jim Nehrt's First Subdivision was discussed by the committee. It is located in Carlyle Township, just south of Carlyle off Highline and by Route 127. The property is currently

zoned Residential, R-2. Jim Nehrt would like to split 3.07 acres to sell and allow a home to build on, which more than meets the minimum lot size requirement. Part of this lot is in flood plain. Netemeyer Engineering has applied for a Letter of Map Amendment, which would remove 2.5 acres from FEMA's mapped flood plain. The County Engineer and Health Department have reviewed the subdivision plat as well as the Township Road Commissioner. This proposed division of land is within the 1 ½ of Carlyle city limits. Andy Brackett with the City of Carlyle informed me the City is in the process of review and the plat will go to the City of Carlyle for approval on September 27th. Wessel made a motion to approve Jim Nehrt's First Subdivision. Heinzmann seconded the motion. Motion Carried.

c. Final Plat – Bruce Gross' First Subdivision – 3 Lots – St Rose Township

Bruce Gross' First Subdivision was discussed by the committee. The property is located next to and adjacent to Jamestown located in St Rose Township. Bruce Gross would like to subdivide the ground into 3 lots for family to build on. Lot 1 and Lot 2 consist of 3 acres, Lot 3 is 7.86 acres. The property is located on Main St and will access from Main Street, creating no new streets. The plat was sent to the Township Road Commissioner, Health Department and County Engineer for review. The subdivision plat was created by Netemeyer Engineering. Heinzmann made a motion to approve Bruce Gross' First Subdivision. Wessel seconded the motion. Motion Carried.

5. PUBLIC COMMENT

Staser reminded the committee the Comprehensive Plan Update Document will be on the County Board agenda for the September 20th meeting.

6. ADJOURN

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