

Zoning Board Minutes Thursday, January 22, 2015

The meeting was called to order by Zoning Administrator JoAnn Hollenkamp at 7 p.m. on Thursday, January 22, 2015 at Case Halstead Library. Zoning Board members present were Rick Parson, Wilson Lappe, Duane Nordike, Bill Beckemeyer, and Chuck Simms. Eric Nave and Ric Golding were absent. Others present included Christi Gerrish, Brenda Johnson, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from June 20, 2014, Chuck Simms made a motion to approve the minutes. Wilson Lappe seconded the motion. After roll call, all were found in favor.

The first item on the agenda was submitted by the Carlyle Public Library. The library requests a variance to install a fence on the property line between the library lot and the alley versus installing the fence two feet off the property line. The property is located within the City of Carlyle and is zoned B-2 Highway Business.

The legal description of the property is parcel id 08-08-18-371-006, commonly known as 550 Sixth Street.

Christi Gerrish stated the fence would actually be one foot off the property line. It would be between the wall and the alley. It had initially been on top of the fence, but was blown over during a strong wind. JoAnn asked what would be between the fence and the wall. Christi stated that it would most likely be gravel. Bill asked if the fence would still have privacy slats. Christi answered that it would. She stated that the fence would be four feet high and the posts would be two feet deep. Christi was asked who would be paying for the fence. She stated that the Maddux Trust would be paying for most of it since it is mostly labor. Rick Parson asked if the wall would be repaired. JoAnn stated that these were all legitimate questions, but this is not the purpose of the meeting. She stated that the meeting is to decide whether or not the library should be allowed the variance. Wilson Lappe then made a motion to allow the library the variance. Bill Beckemeyer seconded the motion. After roll call, all were found in favor.

With no further business to discuss, Bill Beckemeyer made a motion to adjourn. Duane Nordike seconded the motion. With all in favor, the meeting was adjourned at 7:07 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes Thursday, January 29, 2015

The meeting was called to order by Zoning Administrator JoAnn Hollenkamp at 7:09 p.m. at Case Halstead Library. Zoning Board members present were Rick Parson, Eric Nave, Wilson Lappe, Duane Nordike, and Bill Beckemeyer. Ric Golding and Chuck Simms were absent. Others present included Don Deters, Roger Findley, JoAnn Hollenkamp, and Martha Reinkensmeyer.

The first item on the agenda was submitted by Don Deters. He requests a variance to build a public storage building on his property. This property is located within the City of Carlyle and the property is zoned B-2 Highway Business.

The legal description of the property is parcel id 08-07-24-153-008 commonly known as 1910 Franklin Street, Carlyle, IL 62231.

JoAnn stated that this is actually a special use permit. JoAnn added that the property is zoned B-2 Highway Business and that storage sheds are allowed into I1 Industrial; however, there is a storage building already in a B-2 Highway Business near the old Wal-Mart. She said that only one person who was notified called and that person did not object. Duane Nordike stated the use of this property as a storage shed does not meet the requirements of B-2 Highway Business. He added that storage sheds look nice when they are first built, but after about 15 years they start to look run down and are not taken care of properly. Duane said that he would have to vote against the permit. He explained that it is not good business for the City and it will not be in the proper place. Don Deters asked if it would help if the building was moved back further off the highway. Bill Beckemeyer stated that it would help resolve some problems. Don Deters stated that he did not want to cause angst or problems and urged the Board to make the right decision for the City. Roger Findley stated that he is the pastor of the church next to the property and he does not have concerns about it interfering with the church's property. Duane Nordike stated that someone has to uphold the codes to get proper and correct growth for the City. He is concerned that streets will be blocked by trailers. Bill Beckemeyer replied that he did not see a problem with trailers blocking traffic. JoAnn then asked if it was time for a motion or if more discussion was needed. Eric Nave made a motion to approve the special use permit. Bill Beckemeyer seconded the motion. After roll call, Eric Nave, Wilson Lappe, and Bill Beckemeyer were in favor of allowing the special use permit. Ric Parson and Duane Nordike were not in favor of allowing the special use permit.

With no further business to discuss, Eric Nave made a motion to adjourn. Bill Beckemeyer seconded the motion. With all in favor, the meeting adjourned at 7:27 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

March 12, 2015

The meeting was called to order by City Administrator JoAnn Hollenkamp at 7:04 p.m. Members present included Ric Parson, Duane Nordike, and Bill Beckemeyer. Absent members included Eric Nave, Wilson Lappe, Ric Golding, and Chuck Simms. Others present included JoAnn Hollenkamp, Mayor Mike Burton, Judy Smith, and Martha Reinkensmeyer.

The agenda item was submitted by Scott Deiters. He requests a variance to build a public storage building on the property. This property is located within the City of Carlyle and the property is zoned B-2 Highway Business.

Legal description of the property is parcel id 08-07-24-153-008 commonly known as 1910 Franklin Street, Carlyle, IL 62231.

Without a majority of members present to make a decision on this variance, the meeting was adjourned at 7:05 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

April 9, 2015

The meeting was called to order at 7 p.m. by Mayor Mike Burton at Case Halstead Library. Zoning Board members present included Rick Parson, Wilson Lappe, Ric Golding, Bill Beckemeyer, and Chuck Simms. Duane Nordike was absent. Others present included Larry Boyd, Mayor Mike Burton, and Martha Reinkensmeyer.

After reviewing the minutes from the January 22, 2015 meeting, Bill Beckemeyer made a motion to approve the minutes. Chuck Simms seconded the motion. After roll call, with Ric Golding abstaining, all were found in favor.

After reviewing the minutes from the January 29, 2015 meeting, Chuck Simms made a motion to approve the minutes. Rick Parson seconded the motion. After roll call, with Ric Golding abstaining, all were found in favor.

After reviewing the minutes from the March 12, 2015 meeting, Rick Parson made a motion to approve the minutes. Bill Beckemeyer seconded the motion. After roll call, with Ric Golding abstaining, all were found in favor.

The next item on the agenda was submitted by Larry Boyd. He requests a variance to build a garage on the property two feet from the east property line versus five feet. This property is located within the City of Carlyle and the property is zoned R-2 Single Family Residential.

The legal description of the property is parcel id 08-07-13-411-006 commonly known as 1631 Clinton Street, Carlyle, IL 62231.

Wilson Lappe addressed concern about the garage doors being too close to the alley. Larry Boyd stated that the garage will sit far enough in that this will not be an issue. Ric Golding made a motion to allow Larry Boyd the variance for his garage. Bill Beckemeyer seconded the motion. After roll call, all were found in favor.

The final agenda item was public comments. Ric Golding asked if there was a limit to the number of people allowed on the Zoning Board. Mayor Burton answered that he believes it says in the ordinance that there should be seven. Mayor Burton also added that he will be recommending Jack Satterfield to replace Eric Nave, whose term expired in January. Ric Golding commented that he did not realize that the Board members had terms.

With no further business to discuss, Chuck Simms made a motion to adjourn. Ric Golding seconded the motion. With all in favor, the meeting adjourned at 7:10 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

April 16, 2015

The meeting was called to order at 7 p.m. by Mayor Mike Burton at Case Halstead Library. Zoning Board members present included Rick Parson, Wilson Lappe, Duane Nordike, Ric Golding, Bill Beckemeyer, and Chuck Simms. Others present included Judy Smith, Jeff Taylor, and Martha Reinkensmeyer.

After reviewing the minutes from the April 9, 2015 meeting, Bill Beckemeyer made a motion to approve the minutes. Chuck Simms seconded the motion. After roll call, all were found in favor. Rick Parson was absent for this vote.

The first item on the agenda was submitted by Sandy Bretz. She requests a special use permit to store campers on her property. This property is located within the City of Carlyle and the property is zoned I-1 Industrial. Legal description of the property is parcel id 08-07-01-400-011, commonly known as 15469 State Route 127, Carlyle, IL 62231. Mayor Burton explained that Sandy Bretz wants to have three concrete pads. She wants to provide a place for bands to stay when the winery is hosting an event. This will strictly be used for bands. Ric Golding questioned whether or not this is covered in the zoning code under mobile housing. Mayor Burton then read an opinion from City Attorney Joe Heiligenstein. It is attached. Ric Golding stated that he believes this is covered under Division 4 Mobile Housing. He added that he feels that he would like to see Carlyle have a high class campground. Duane stated that it would be nice if Carlyle had a stopover for mobile homes. Ric also added that water, sewer, and electric needs to be adequate and they need to be installed correctly. Bill stated that he agreed with Ric and then asked whose job it is to set standards for such things. Duane said that he would like to see more specifications. Ric Golding made a motion to table Sandy Bretz's request until more information and specifications are presented. Duane Nordike seconded the motion. After roll call, all were found in favor. Rick Parson was absent for this vote.

The second item on the agenda was submitted by Scott Deiters. He requests a variance to build a public storage building on the property. The property is located within the City of Carlyle and is zoned B-2 Highway Business. Legal description of the property is parcel id 08-07-24-153-008, commonly known as 1910 Franklin Street, Carlyle, IL 62231. Mayor Burton explained that Scott Deiters presented a smaller version of Don Deters's plan with entrances on the end. He added that this is a different request from a different person. Four objection letters and one letter with no opinion were received. Ric Golding stated that he would like to add Jean Lange's email into record. She resides at 451 19th Street.

Hello, my name is Jean Lange. I live at the property at 451 19th Street, which is owned by my mother, Sandra Powell. My son, his wife, and their two children also live here with me. The two children are very young, four years and nine months. The four-year-old is autistic. There is too much danger that presents itself with the construction of yet another self-storage facility. This property they want to build the storage building on is directly next door to me separated only by an alleyway and this is a dangerous place for any child to live next door to, let alone an autistic child. It is a hotbed for predators and should not be in a residential neighborhood. There are so many registered sex offenders in Carlyle and self-storage facilities provide the perfect cover. Please don't let them build next door to my home.

Ric stated that Don Deters is from Missouri and Scott Deiters is from Bartelso. They neither one live in this community, but there are letters from people that will be living next to the storage sheds who do not want them. The Board needs to listen to those people. Duane stated that the first proposal did not meet zoning requirements. He explained that B2 code requires off-street parking. Duane also added that these are the first things to deteriorate in a town. Ric stated that there are eyesores all over town because zoning codes are not enforced. Duane explained that the code has to be followed, if not, growth is hampered. He stated that the code was broken when the Board allowed Don Deters's the variance and that a precedent was set. Bill Beckemeyer stated that the code needs to be revised. Duane Nordike made a motion to deny the variance to Scott Deiters for the storage building. Bill Beckemeyer seconded the motion. After roll call, all were found in favor.

There were no public comments.

With no further business to discuss, Wilson Lappe made a motion to adjourn. Ric Golding seconded the motion. With all in favor, the meeting was adjourned at 7:41 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

August 27, 2015

The meeting was called to order at 7 p.m. on August 27, 2015 by City Administrator JoAnn Hollenkamp at Case Halstead Library. Zoning Board members present included Rick Parson, Wilson Lappe, Duane Nordike, Bill Beckemeyer, and Chuck Simms. Others present included Steve Meyer, Chris Johnson, Doug Rattermann from HMG, Judy Smith, Mayor Mike Burton, and Martha Reinkensmeyer.

After reviewing the minutes from the April 16, 2015 meeting, Duane Nordike made a motion to approve the minutes. Chuck Simms seconded the motion. After a voice vote, all were found in favor.

The first item on the agenda was submitted by Brooke and Chris Johnson. They request the planning commission's approval of a final plat creating a minor subdivision to be named Oakwood Creek Subdivision. This property is located within the City of Carlyle and is zoned R-1 Single Family Residential. The legal description of the properties is parcel id 08-07-24-200-046 commonly known as 12700 Corey Road. JoAnn stated that this is almost six acres and it will be divided into three lots. She also added that there has been zero feedback from the neighbors. Chuck questioned whether or not there was a mine shaft in that area. Mayor Burton stated that there is one on the fairgrounds but that he believes it goes towards Beckemeyer. Doug Rattermann from HMG stated that the flood plain stops east of the property. Duane Nordike made a motion to approve the variance. Wilson Lappe seconded the motion. After roll call, all were found in favor.

There were no public comments.

With no further business to discuss, Chuck Simms made a motion to adjourn. Duane Nordike seconded the motion. With all in favor, the meeting was adjourned at 7:11 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

September 17, 2015

The meeting was called to order at 7 p.m. on Thursday, September 17, 2015 by Alderwoman Judy Smith at Case Halstead Library. Zoning Board members present included Rick Parson, Wilson Lappe, Duane Nordike, Ric Golding, Bill Beckemeyer, and Chuck Simms. Others present included Judy Smith, Geoff Jones, Rita Jurgensmeyer, Gene Jurgensmeyer, and Martha Reinkensmeyer.

After reviewing the minutes from the August 27, 2015 meeting, Duane Nordike made a motion to approve the minutes. Chuck Simms seconded the motion. After roll call, all were found in favor. Ric Golding and Bill Beckemeyer abstained.

The first item on the agenda was submitted by Gene and Rita Jurgensmeyer. They request a variance to relax the rear setback on a residence. This property is located within the City of Carlyle and the property is R-1 Single Family (Large). The legal description of the property is parcel id 08-08-18-126-004 commonly known as 771 Deer Circle Drive, Carlyle, IL 62231. After reviewing this information, Ric Golding made a motion to approve the variance. Wilson Lappe seconded the motion. After roll call, all were found in favor.

The second item on the agenda was submitted by Christopher and Lainey Simms. They request a variance to install a fence on the property line versus 2 feet off the property line on the west side of the lot. This property is located within the City of Carlyle and the property is R-2 Single Family (Small). The legal description of the property is parcel id 08-07-13-457-004 commonly known as 1091 Fourteenth Street, Carlyle, IL 62231. After reviewing this information, Duane Nordike made a motion to approve the variance. Ric Golding seconded the motion. After roll call, all were found in favor. Chuck Simms abstained.

The third item on the agenda was public comments. Judy read a letter that was addressed to the Zoning Board regarding deteriorating homes in the City of Carlyle. The letter is attached. This letter led to a discussion regarding the responsibilities of the Zoning Board. It was decided that this letter needed to be given to Council as the Zoning Board can only make recommendations.

With no further business to discuss, Ric Golding made a motion to adjourn. Duane Nordike seconded the motion. With all in favor, the meeting adjourned at 7:16 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

November 5, 2015

The meeting was called to order at 7 p.m. on Thursday, November 5, 2015 by City Administrator JoAnn Hollenkamp at Case Halstead Library. Zoning Board members present included Rick Parson, Wilson Lappe, Bill Beckemeyer, and Chuck Simms. Others present included Arlene Berry; Richard Laux; Bill Ross, Jr.; Roger Wright; Ross Wright; JoAnn Hollenkamp; and Martha Reinkensmeyer.

After reviewing the minutes from the September 17, 2015 meeting, Bill Beckemeyer made a motion to approve the minutes. Chuck Simms seconded the motion. After a voice vote, all were found in favor.

JoAnn began the meeting by reading a letter received from Joe Grubb regarding deteriorating structures in town. She explained to the Board that the City had several liens on property in town and that City is also in litigation on three downtown buildings.

The first item on the agenda was submitted by Ben Louer. He requests a variance to build a fence on the property line versus two feet off the line. This property is located within the City of Carlyle and the property is zoned I-1 Industrial. The legal description of the property is parcel id 08-08-19-184-002, commonly known as 250 Methodist Street, Carlyle, IL 62231. JoAnn stated that he wants to put the fence on the east side of his property that borders with Roger Wright. Arlene Berry is on the west side of his property. Roger Wright and Arlene Berry both voiced concerns about the fence and asked that Ben Louer not be granted the variance. Bill Beckemeyer stated that where Ben Louer currently has railroad ties, he is two inches over the property line. Rick Parson stated that it sounds as if there are already issues between the neighbors, and that if Ben was given permission to build the fence, the issues would worsen. He added that it would be impossible to build the fence without infringing on the neighboring property. After hearing the concerns from the neighbors, Bill Beckemeyer made a motion to deny the variance request. Chuck Simms seconded the motion. After a voice vote, all were found in favor.

With no further business to discuss, Rick Parson made a motion to adjourn. Chuck Simms seconded the motion. With all in favor, the meeting adjourned at 7:20 p.m.

Respectfully submitted,
Martha Reinkensmeyer