

Zoning Board Minutes

March 3, 2016

The meeting was called to order at 7 p.m. on Thursday, March 3, 2016 by City Administrator JoAnn Hollenkamp at Case Halstead Library. Zoning Board members present included Rick Parson, Bob Kell, Wilson Lappe, Duane Nordike, Bill Beckemeyer, and Chuck Simms. Others present included Frank Buckingham, Harley Gulley, Horatio Guzman, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the November 5, 2015 meeting, 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 Frank Buckingham. He requests a variance to build a fence on the property line versus two feet off the line. The property is located within the City of Carlyle and the property is zoned R-1 Residential (Large Lot). The legal description of the property is parcel id 08-08-18-311-001 commonly known as 891 Clinton Street, Carlyle, IL 62231. Frank Buckingham stated that there had already been a fence in this spot and that he is replacing it with a white vinyl fence. Bob Kell pointed out that this fence was already installed. JoAnn stated that letters were sent to nine property owners in the neighborhood and she received no objections. Harley Gulley and Horatio Guzman both spoke in favor of the fence. Bill Beckemeyer made a motion to approve the variance. Chuck Simms 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. Bill Beckemeyer seconded the motion. With all in favor, the meeting adjourned at 7:12 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

May 19, 2016

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, May 19, 2016 at 7 p.m. at Case Halstead Library. Board members present included Rick Parson, Bob Kell, Wilson Lappe, Ric Golding, and Bill Beckemeyer. Duane Nordike and Chuck Simms were absent. Others present included JoAnn Hollenkamp and Martha Reinkensmeyer.

After reviewing the minutes from the March 3, 2016 meeting, Bob Kell made a motion to approve the minutes. Rick Parson seconded the motion. After a voice vote, all were found in favor.

There were no public comments.

There were no Zoning Board comments.

There was no old business.

There was no new business.

The fifth item on the agenda was submitted by Ryan Drake. He requests a variance to build a fence on the east property line versus two feet off the line. This property is located within the City of Carlyle and the property is zoned R-2 Residential (Small Lot). The legal description of the property is parcel id 08-07-13-421-006, commonly known as 1591 Fairfax Street, Carlyle IL, 62231. Rick Parson stated that he is concerned about placing fences on property lines as there is no way to construct the fence without damaging a neighbor's property. He stated that he believes fences should be two feet off the property line. Ric Golding stated that he believes fences should be placed on property lines. After much discussion, Ric Golding made a motion to approve the variance. Bill Beckemeyer seconded the motion. The motion was approved by the following roll call vote: Aye – Wilson Lappe, Ric Golding, and Bill Beckemeyer; nay – Rick Parson and Bob Kell. Bob Kell then made a motion to place the revision of the zoning ordinance regarding fences on the June 16, 2016 agenda. Bill Beckemeyer seconded the motion. After roll call, all were found in favor.

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 7:14 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

June 16, 2016

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, June 16, 2016 at 7 p.m. at Case Halstead Library. Board members present included Rick Parson, Bob Kell, Duane Nordike, Ric Golding, Bill Beckemeyer, and Chuck Simms. Others present included Neil Richter, JoAnn Hollenkamp, Mayor Mike Burton, and Martha Reinkensmeyer. Bob Kell and Mayor Burton did not arrive until 7:15 p.m.

After reviewing the minutes from the May 9, 2016 meeting, Ric Golding made a motion to approve the minutes. Rick Parson seconded the motion. After roll call, all were found in favor. Bob Kell was absent for this vote.

There were no public comments.

There were no Zoning Board comments.

There was no old business.

There was no new business.

The fifth item on the agenda was submitted by Clinton County. The County is requesting a variance to construct a building 5 feet from the east property line versus 17 feet off the line. This property is located within the City of Carlyle and the property is zoned B2-Community Business. The legal description of the property is parcel id 08-07-24-151-002 commonly known as 479 Twenty-first Street, Carlyle, IL 62231. Ric Golding made a motion to approve the variance. Bill Beckemeyer seconded the motion. After roll call, all were found in favor. Bob Kell was absent for this vote.

The sixth item on the agenda was change city ordinance concerning fence setbacks. Duane Nordike stated that there is a state statute that if a fence is put on a property line, the neighbor could be forced to pay for half the fence since it's on the line and will now be considered their property as well. He said that if there is an absence of code then a person must comply with the state code. JoAnn added that city code is followed before state code because it is usually more restrictive than the state's code. A heated discussion then ensued as to whether or not to change the ordinance. Duane Nordike made a motion to change the ordinance to have a zero setback for fences on a property owner's property line. Bill Beckemeyer seconded the motion. Before roll call, JoAnn allowed each Board member to express how they felt about changing the ordinance. Many members felt that they needed more information. Duane Nordike then rescinded his motion and asked that JoAnn research the number of variances issued and requested for fences on property lines. No further motions were made.

The seventh item on the agenda was change the city ordinance concerning buildings (sheds) on a lot without a primary structure. JoAnn stated that this type of building is considered an accessory and has to be built on a lot with a primary structure. Duane Nordike stated that this could lead to carports being built on several lots in town for boat storage. After a lengthy discussion, no motions were made.

With no further business to discuss, Ric Golding made a motion to adjourn. Chuck Simms seconded the motion. With all in favor the meeting was adjourned at 7:57 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

July 7, 2016

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, July 7, 2016 at 7:05 p.m. at Case Halstead Library. Board members present included Bill Beckemeyer, Rick Parson, and Bob Kell. Wilson Lappe, Ric Golding, Duane Nordike, and Chuck Simms were absent. Others present included Jacob Colbert of Ameren, JoAnn Hollenkamp, and Martha Reinkensmeyer.

The first agenda item was submitted by Ameren Illinois. Ameren requests a variance to build an above ground valve site 10 feet from the east property lines versus 25 feet off the line per code 40-4-53 (D) (3). This property is located within the City of Carlyle and the property is zoned R-1 Residential.

The second agenda item was submitted by Ameren Illinois. Ameren requests a variance to build an above ground valve site with screening of 7 feet versus 10 feet high per code #40-7-10 (c). This property is located within the City of Carlyle and the property is zoned R-1 Residential.

The legal description of both agenda items is parcel id 07-07-14-400-028, commonly known as the future soccer park on Old State Road, Carlyle, IL 62231.

Without a majority of members present to make a decision on these variances, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

August 4, 2016

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, August 4, 2016 at 7 p.m. at Case Halstead Library. Board members present included Rick Parson, Wilson Lappe, Ric Golding, Bill Beckemeyer, and Chuck Simms. Bob Kell and Duane Nordike were absent. Others present included Larry Boyd, Mayor Mike Burton, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the June 16, 2016 meeting, Chuck Simms made a motion to approve the minutes. Ric Golding seconded the motion. After a voice vote, all were found in favor.

After reviewing the minutes from the July 7, 2016 meeting, Rick Parson made a motion to approve the minutes. Bill Beckemeyer seconded the motion. After a voice vote, all were found in favor.

There were no public comments.

There were no Zoning Board comments.

There was no old business.

There was no new business.

The fifth agenda item was submitted by Ameren Illinois. Ameren requests a variance to build an above ground valve site 10 feet from the east property lines versus 25 feet off the line per code 40-4-53 (D) (3). This property is located within the City of Carlyle and the property is zoned R-1 Residential. The legal description is parcel id 07-07-14-400-028, commonly known as the future soccer park on Old State Road, Carlyle, IL 62231. After reviewing the variance request, Bill Beckemeyer made a motion to approve the variance. Wilson Lappe seconded the motion. After roll call, all were found in favor.

The sixth agenda item was submitted by Ameren Illinois. Ameren requests a variance to build an above ground valve site with screening of 7 feet versus 10 feet high per code #40-7-10 (c). This property is located within the City of Carlyle and the property is zoned R-1 Residential. The legal description is parcel id 07-07-14-400-028, commonly known as the future soccer park on Old State Road, Carlyle, IL 62231. After reviewing the variance request, Rick Parson made a motion to approve the variance. Chuck Simms seconded the motion. After roll call, all were found in favor.

The seventh agenda item was submitted by Larry Boyd. He requests a variance to install a carport two feet off the east and rear property line versus the required five feet per code #40-3-12.1 (B). This property is located within the City of Carlyle and is zoned R-2 Residential. The legal description of the property is parcel id 08-07-13-411-006 commonly known as 1631 Clinton Street, Carlyle, IL 62231. After reviewing the variance request, Ric Golding made a motion to approve the variance. Chuck Simms seconded the motion. After roll call, all were found in favor.

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 7:13 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

August 18, 2016

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, August 19, 2016 at 7 p.m. at Case Halstead Library. Board members present included Rick Parson, Wilson Lappe, Duane Nordike, and Mike Meskil. Bob Kell, Bill Beckemeyer, and Chuck Simms were absent. Others present included Kirk Wilkinson, Phyllis Wilkinson, Mayor Mike Burton, City Administrator JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the August 4, 2016 minutes, Rick Parson made a motion to approve the minutes. Wilson Lappe seconded the motion. After a voice vote, all were found in favor.

There were no public comments.

The second item on the agenda was Zoning Board comments. JoAnn stated that Mike Meskil is the new Zoning Board member. He is replacing Ric Golding. JoAnn added that she had received another phone call inquiring about occupancy permits. She would like to see the Zoning Board encourage the Council to put these into place. JoAnn is concerned that there are serious hazards within several rental properties in Carlyle.

There was no old business.

There was no new business.

The fifth item on the agenda was a variance request from Kirk and Phyllis Wilkinson. They have requested to build a fence on the east and west property lines versus two feet off the line and build a roof over a patio 3 ½ feet off the property line versus five feet off the property line in a R-2 Residential District within the City of Carlyle. The legal description of the property is parcel id 08-07-13-468-003 commonly known as 1450 Livingston Street, Carlyle, IL 62231. After reviewing the variance requests, Wilson Lappe made a motion to approve the variance request for the fence. Duane Nordike seconded the motion. After roll call, all were found in favor. Duane Nordike then made a motion to approve the variance request for the patio roof. Rick Parson seconded the motion. After roll call, all were found in favor.

With no further business to discuss, Wilson Lappe made a motion to adjourn. Duane Nordike seconded the motion. With all in favor, the meeting was adjourned at 7:14 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

September 1, 2016

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, September 1, 2016 at 7 p.m. at Case Halstead Library. Board members present were Rick Parson, Bob Kell, Wilson Lappe, Mike Meskil, Bill Beckemeyer, and Chuck Simms. Duane Nordike was absent. Others present included Nancy Stanfa, Nicole Holt, Michael Warren, Don Horrell, Doug Ratermann, Sue Schwierjohn, Ed Schwierjohn, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the August 18, 2016 meeting, Chuck Simms made a motion to approve the minutes. Rick Parson seconded the motion. After a voice vote, all were found in favor.

The first item on the agenda was public comments. Nancy Stanfa inquired about the Southtown Estates subdivision. It lies close to her ground which has a pond. She was not sure of the location of the subdivision and was concerned that she may have to install a fence along her property due to the pond. Once the location was clarified, it was found that there would not be an issue.

There were no Zoning Board comments.

There was no old business.

There was no new business.

The fifth item on the agenda was the final plat approval for Southtown Estates. Stanley Becker requested the Planning Commission's approval of a final plat creating a minor subdivision to be named Southtown Estates First Addition. This property is located within 1 ½ miles of the City of Carlyle in Clinton County and is zoned R-2 Residential. The legal description of the property is parcel id 08-07-24-300-009. This ground is immediately south of 12311 Corey Road and immediately east of 12300 Corey Road, located in Clinton County. JoAnn stated that since this lies with 1 ½ miles of City limits, the Board has to sign off on the plat. It will then be sent to the City Council for approval and then back to the County. Bob Kell made a motion to approve the final plat for Southtown Estates. Mike Meskil seconded the motion. After roll call, all were found in favor.

The sixth item on the agenda was the preliminary plat approval for Warren Business Park. William Warren's trust is requesting the Planning Commission's approval of a preliminary plat creating a minor subdivision to be named Warren Business Park Subdivision. 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 0808-07-301-006, commonly known as West Lake Terrace outlot A & B part of outlots 8.06A. This ground is immediately east of McDonalds on the south side of William Road. JoAnn stated that the gravel road currently used to access McDonalds is on the Tractor Supply property. Tractor Supply will create the road and have it meet City specs for streets. The City will then take it over. There was then a lengthy discussion about the drainage proposed in the preliminary plat. After reviewing the preliminary plat, Bob Kell made a motion to approve the preliminary plat for Warren Business Park with the stipulation that the drainage issues will be resolved to the Council's satisfaction and roads are built to City specs. Bill Beckemeyer seconded the motion. After roll call, all were found in favor.

The seventh item on the agenda was variance request from Warren Business Park for no cul-de-sac. William Warren's trust is requesting a variance to Carlyle Code #34-2-10 (G) which requires dead end streets to terminate in a cul-de-sac. This property is located within the City of Carlyle and is zoned B-2 Highway Business. The legal description of the property is parcel id 0808-07-301-006, commonly known as West Lake Terrace outlot A & B part of outlots 8.06A. This ground is immediately east of McDonalds on the south side of William Road. After reviewing the variance request, Chuck Simms made a motion to approve the variance request. Bob Kell seconded the motion. After roll call, all were found in favor.

With no further business to discuss, Wilson Lappe made a motion to adjourn. Rick Parson seconded the motion. With all in favor, the meeting was adjourned at 7:24 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

December 1, 2016

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, December 1, 2016 at 7 p.m. at Case Halstead Library. Board members present included Rick Parson, Bob Kell, Wilson Lappe, Mike Meskil, Bill Beckemeyer, and Chuck Simms. Duane Nordike was absent. Others present included Bob Kleine, James Hopkins, Jessica Hopkins, Mayor Mike Burton, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the September 1, 2016 meeting, Bob Kell made a motion to approve the minutes. Rick Parson seconded the motion. After a voice vote, all were found in favor.

There were no public comments.

There were no Zoning Board comments.

There was no old business.

There was no new business.

The fifth item on the agenda was the variance request from Bob Kleine. He has requested to build a fence on the west property line (along the garage) versus two feet off the line. The rest of the fence on the west side will be the required two feet off the line per City code. This property is in an I-1 Industrial District within the City of Carlyle. The legal description of the property is parcel id 08-07-13-424-007, commonly known as 1831 Fairfax Street, Carlyle, IL 62231. A discussion ensued among the Board members regarding fences on property lines versus two feet off property lines. However, after reviewing the variance request, Chuck Simms made a motion to approve the variance request. Bill Beckemeyer seconded the motion. After roll call, the request was approved. Yes – Rick Parson, Bob Kell, Wilson Lappe, Bill Beckemeyer, and Chuck Simms; No – Mike Meskil

With no further business to discuss, Bob Kell made a motion to adjourn. Mike Meskil seconded the motion. With all in favor the meeting was adjourned at 7:13 p.m.

Respectfully submitted,
Martha Reinkensmeyer