

Zoning Board Minutes

April 13, 2017

The meeting was called to order by City Administrator JoAnn Hollenkamp at 7:01 p.m. Board members present included Bob Kell, Duane Nordike, Bill Beckemeyer, and Chuck Simms. Wilson Lappe was absent. Others present included JoAnn Hollenkamp, Mayor Mike Burton, Judy Smith, and Jason Herzing.

After reviewing the minutes from the December 1, 2016 meeting, Bob Kell made a motion to approve the minutes. Chuck Simms seconded the motion. After a voice vote, all were found in favor. Duane Nordike abstained.

There were no public comments.

The second item on the agenda was Zoning Board comments. Bob Kell stated that the third Thursday of the month should be a standing meeting for the Zoning Board. If there were no items to discuss, there would not be a meeting. Duane Nordike suggested that elevation drawings should be included with the materials list for any new construction.

There was no old business.

There was no new business.

The fifth item on the agenda was the variance request from Jason Herzing. He requests approval to construct a building with a 10-foot setback on the west side and 15-foot setback on the north side of the property versus the 25-foot setback requirements of an I-1 Industrial District within the City of Carlyle. The legal description of the property is parcel id 08-08-19-110-003, commonly known as 1011 Ridge Street, Carlyle, IL 62231. After some discussion, Bob Kell made a motion to waive section 40-4-54 of the Zoning Code in its entirety because it is a non-conforming I-1 lot. Bill Beckemeyer seconded the motion. After roll call, all were found in favor.

With no further business to discuss, Duane Nordike made a motion to adjourn. Bob Kell seconded the motion. With all in favor, the meeting was adjourned.

Respectfully submitted,
JoAnn Hollenkamp

Edited by Martha Reinkensmeyer

Zoning Board Minutes

April 20, 2017

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, April 20, 2017 at 7 p.m. at Case Halstead Library. Board members present included Bob Kell, Wilson Lappe, and Duane Nordike. Bill Beckemeyer and Chuck Simms were absent. Others present included Rob Courtial, Julie Courtial, Jane Buchele, Dennis Buchele, and Mayor Mike Burton.

After reviewing the minutes from the April 13, 2017 meeting, Duane Nordike made a motion to approve the minutes. Bob Kell 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 a variance request from Dennis and Jane Buchele. They request approval to construct a building with a 23' setback on the north side versus the required 25', a 9' setback on the west side versus the required 17', and a 7' setback on the east side versus the required 8' in an R-5 Mobile Housing District within the City of Carlyle. The legal description of the property is parcel id 08-08-19-143-001, commonly known as 390 Methodist Street, Carlyle, IL 62231. After reviewing the variance request and some discussion, Duane Nordike made a motion to approve the variance. Wilson Lappe seconded the motion. After roll call, all were found in favor.

With no further business to discuss, Duane Nordike made a motion to adjourn. Bob Kell seconded the motion. With all in favor, the meeting was adjourned at 7:35 p.m.

Respectfully submitted,
JoAnn Hollenkamp

Edited by Martha Reinkensmeyer

Zoning Board Minutes

June 22, 2017

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, June 22, 2017 at 7 p.m. at Case Halstead Library. Board members present included Bob Kell, Wilson Lappe, Gene Jurgensmeyer, Bill Beckemeyer, and Chuck Simms. Duane Nordike was absent. Others present included Stephanie Williams, David Wilton, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the April 20, 2017 meeting, Wilson Lappe made a motion to approve the minutes. Bob Kell 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.

The fourth item on the agenda was new business. JoAnn stated that there may be another variance request for a pool soon.

The fifth item on the agenda was a variance request from Stephanie Williams. She has requested approval to construct a pool building with a four-foot setback on the north side versus the required 15 feet setback, per City Code 40-7-0 (A) in an R-2 Residential Housing District within the City of Carlyle. The legal description of the properties is parcel id 08-07-13-251-011, commonly known as 1281 Thirteenth Street, Carlyle, IL, 62231. JoAnn stated that there had been some initial concern regarding the pool due to an unusual placement of an electric pole in Stephanie's backyard. The pole runs power from a transformer into a neighbor's house. JoAnn said that she had asked John Hodapp to look at the pole. He said that the pool would not be an issue. Stephanie stated that she had rotated the pool so that it will now be vertical instead of horizontal. This will increase the setback from four feet to ten feet on the north side. After some further discussion, Bill Beckemeyer 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, Bill Beckemeyer made a motion to adjourn. Bob Kell seconded the motion. After a voice vote, all were found in favor.

Respectfully submitted,
Martha Reinkensmeyer

City Progress/Zoning Board Minutes

August 31, 2017

The meeting was called to order by Mayor Judy Smith on Thursday, August 31, 2017 at 7 p.m. at Case Halstead Library. City Progress Committee members present included Eric Nordike, Jeff Taylor, and Brenda Johnson. Zoning Board members present included Bob Kell, Wilson Lappe, Duane Nordike, Gene Jurgensmeyer, Bill Beckemeyer, and Jenny Carpenter. Chuck Simms was absent. Others present included Ted Macon, Mayor Judy Smith, and Martha Reinkensmeyer.

After reviewing the June 22, 2017 Zoning Board minutes, Bob Kell made a motion to approve the minutes. Duane Nordike seconded the motion. After a voice vote, all were found in favor.

After reviewing the August 1, 2017 City Progress minutes, Eric Nordike made a motion to approve the minutes. Jeff Taylor 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. Duane Nordike stated concerns over boats, campers, and large vehicles being parked on streets. He also expressed concern over outdoor storage that is beginning to look like junkyards. Mayor Smith stated that Chief Pingsterhaus hopes to have ordinances pertaining to these issues reworded to give him more authority. Currently, the ordinances do not give him enough authority to deal with these issues.

There was no old business.

There was no new business.

The fifth item on the agenda was the discussion of the current swimming pool ordinance. Ordinance #40-7-9(A) states that no private swimming pool shall be located in any front yard or closer than 15 feet to any side or rear lot line. Ordinance #40-7-9-(B) states that every swimming pool that is more than two feet deep shall be enclosed by a wall or fence at least four feet in height. The passage through such wall or fence shall be equipped with a gate. Mayor Smith stated that the issue with these ordinances began when a citizen was unable to meet the guidelines of the ordinances. JoAnn Hollenkamp and Mayor Smith then began looking at all the pools in town that were in violation. Those in violation of the ordinance were asked to either build a fence around the pool or to take the pool down. Mayor Smith added that JoAnn's recommendation is to change the requirement from 15 feet to any side or rear lot to five feet. After some discussion, a concern developed regarding those who lived on corner lots. The Board felt that those living on corner lots who installed a pool with a fence, should follow the fence ordinance that requires a special setback at intersections. After further discussion, it was decided to have Joe Heiligenstein look at the pool ordinances and to see what his recommendations would be. No motions were made.

With no further business to discuss, Duane Nordike made a motion for the Zoning Board to adjourn. Bob Kell seconded the motion. With all in favor, the Zoning Board adjourned at 7:42 p.m.

With no further business to discuss, Eric Nordike made a motion for the City Progress Committee to adjourn. Brenda Johnson seconded the motion. With all in favor, the City Progress Committee adjourned at 7:42 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

September 7, 2017

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, September 7, 2017 at 7 p.m. at Case Halstead Library. Board members present included Bob Kell, Wilson Lappe, Gene Jurgensmeyer, Bill Beckemeyer, Chuck Simms, and Jenny Carpenter. Duane Nordike was absent. Others present included Dan Richendollar, Diane Richendollar, Tim Mylrea, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the August 31, 2017 meeting, Bob Kell 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 public comments. Tim Mylrea stated that he has no objections to Ryan Drake's request for a variance for a fence.

There was no old business.

The third item on the agenda was new business. JoAnn polled the board regarding changing the fence ordinance from a two feet setback to allowing the fence to sit on the property line. The Board members present had no objections. JoAnn stated that she would share this with the Council. She also advised the Board that the zoning code will be addressed regarding retention ponds and pools.

The fourth item on the agenda was the variance application from Mr. and Mrs. Richendollar. They have requested approval to build a shed with a setback of two feet on the east side versus the required setback of five feet per City Code 40-3-12.1(B). Mr. and Mrs. Richendollar also request a variance to build a fence on the property line versus the required setback of two feet per the same section of the City Code in an R-2 Residential Housing District within the City of Carlyle. The legal description of the property is parcel id 08-07-13-469-009, commonly known as 1351 Jefferson Street, Carlyle, IL 62231. After some discussion, it was determined that Mr. and Mrs. Richendollar also need a variance to City Code 40-3-12.1 (c) yard coverage. This code states that accessory uses shall not cover more than thirty percent of a required rear yard. It was determined to waive this variance. After further discussion, Chuck Simms made a motion to approve the original variance requests and to allow the rear yard to be covered with more than 30 percent accessories. Wilson Lappe seconded the motion. After roll call, all were found in favor.

The fifth item on the agenda was the variance application from Mr. and Mrs. Ryan Drake. They request a variance to construct a fence on the property line versus the required setback of two feet per City Code 40-3-12.1 (B) in an R-2 Residential Housing District within the City of Carlyle. The legal description of the property is parcel id 08-07-13-415-006, commonly known as 1751 Livingston Street, Carlyle, IL 62231. After some discussion, Bob Kell made a motion to approve the variance request. Bill Beckemeyer seconded the motion. After a roll call, all were found in favor.

With no further business to discuss, Chuck Simms made a motion to adjourn. Bob Kell seconded the motion. With all in favor, the meeting was adjourned at 7:28 p.m.

Respectfully submitted,
Martha Reinkensmeyer

Zoning Board Minutes

September 21, 2017

The meeting was called to order by City Administrator JoAnn Hollenkamp on Thursday, September 21, 2017 at 7 p.m. at Case Halstead Library. Board members present included Bob Kell, Wilson Lappe, Gene Jurgensmeyer, Bill Beckemeyer, and Chuck Simms. Duane Nordike and Jenny Carpenter were absent. Others present included Dave Laws, JoAnn Hollenkamp, and Martha Reinkensmeyer.

After reviewing the minutes from the September 7, 2017 meeting, Bob Kell and Chuck Simms asked that the motion for Mr. & Mrs. Richendollar's variance be revised to include allowing 30 percent of the yard to be covered by accessories. Bob Kell made a motion to approve the minutes with the included revision. Wilson Lappe 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 a variance request from Mr. & Mrs. David Laws. They have requested to build a shed with a three-foot setback on the south property line and a one foot-setback on the west property line versus the required five-foot property line setback per City Code 40-3-12.1 (B) and to build a fence on the property line on the west side versus the required two-foot setback per the same section of the City Code in an R-5 Residential Housing District within the City of Carlyle. The legal description of the property is parcel id 08-07-24-216-003 commonly known as 291 18th Street, Carlyle, IL 62231. After some discussion, Wilson Lappe made a motion to approve the variance request. Bill Beckemeyer seconded the motion. After a voice vote, the majority was found in favor. Bob Kell voted present.

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

Respectfully submitted,
Martha Reinkensmeyer