

City of Mascoutah

#3 West Main
Mascoutah, Illinois 62258
(618) 566-2964



ZBA MINUTES 8/30/17

Present:

City Manager Cody Hawkins, Asst. City Manager Mike Bolt, ZBA Chairman Don Taylor, ZBA Member Bob Scott, ZBA Member Charles Jefferson, ZBA Member Harry Friederich, ZBA Member Dean Smith, ZBA Member James Kuehn, and ZBA Member Alison Gauch.

Others Present:

Variance applicant Ryan Roehrig, Councilmen Paul Schorr, Danny Schrempp, Dale Schlueter, Jim Smith, & Laverne Rehbein.

Chairman Taylor called the meeting to order at 7:03pm.

Roll Call – All members present.

No need to amend the agenda.

Minutes from previous ZBA meeting approved. Smith made motion, seconded by Scott.

Chairman then went into ZBA Business starting with the 1st ZBA case, the S. 10th setback variance request.

Chairman asked if the City notified all the property owners in the area.

City Manager Hawkins said yes, and mentioned Marka Nursing Home called to inquire and get clarification on the project, and had no opposition.

Hawkins explained the new S. 10th Road construction couple years ago, the setback, and ROW in regards to this new project and variance request.

Citizen LaVern Rehbein then expressed her concerns regarding parking and traffic. Her opinion is that 12 units is too many, and 8 would be better. There was then some discussion and explanations given from Board members and the City Manager.

Chair entertained a motion. Smith made the motion, seconded by Friederich. Variance approved. Roll Call, all yes's, unanimously passed.

Chairman then went into the 2nd ZBA case on Agenda, the Roehrig driveway material variance request at 1545 N. County Road. Mr. Taylor then asked several questions to Mr. Roehrig. There was some discussion. Road ownership was discussed. The western half/side of the old County Road is owned by Roehrig. The city removed the cap of the road, but left the base, where the road is currently closed/blocked off. Roehrig is hoping to access his property/new construction home right there.

The driveway variance request of rock/gravel vs paved concrete/asphalt then was discussed. By Code, driveways shall consist of only stabilized surfaces such as asphalt or concrete. Roehrig is requesting to use rock, or oil & chip. Mr. Taylor then mentioned that it was the City Attorney's opinion that the City can allow oil & chip on the old base of road, but once Roehrig's make that turn off old road, and heads west into main part of parcel towards where the new house will be built, that it should be paved with concrete all the way up to, and around the structure he will be building, to maintain the ordinance. Some various measurements/logistics were then discussed. Examples included 200 feet on the old road, and

another 200 feet from the old road to the new building. Mr. Roehrig mentioned he does not want to build so close to the power lines, old road, and edge of property line.

Use of brick pavers were discussed.

Smith asked Hawkins if SAFB would have a problem with this house. Hawkins stated no since this is on more than 1 acre.

Kuehn inquired about design of garage and parking pad. Roehrig discussed number of garages and spots.

Impervious surfaces vs pervious surfaces were discussed.

Hawkins discussed SQF prices of concrete in regards to a 150 or 200 foot driveway.

Jefferson recommended to Roehrig to research pricing.

Roehrig mentioned, that large of a paved area will be contribute to a very large property tax bill.

Jefferson asked if there will be increased traffic by that trailer. Roehrig stated no, it would just be him and his wife driving.

Jefferson recommended Roehrig speak to the City Council regarding this Code.

Gauch stated that's why there is this Board and the variance process.

Taylor then discussed the rest of the City, and his opinion on Residential zoning vs Agriculture zoning.

Taylor discussed the rock at the Gun Club, and when this code came into effect. Schrempp and Taylor discussed that the gun club was prior to 2008, when this specific Code was updated.

Members of the Sportsman Club mentioned their main concern was who owns the road, not what material Roehrig plans to use, and that everyone should get along cordially. Mr. Jim Smith believes eventually there should be some sort of document drawn up, everyone agreeing, stating that everyone can access on that road.

Kuehn then asked what exactly the motion the Board will be making. Kuehn and Taylor then both stated it would be to allow Oil and Chip western half of the old Road, but once Roehrig turns left off old road, heading into main part of ground where new build will be, material shall be a stabilized surface in compliance with the City of Mascoutah's Code of Ordinances. (concrete, asphalt, pavers). Everyone was on the same page and understood.

Kuehn made the motion, seconded by Gauch to allow oil & chip on western half of old road, from the dead end/road closed signs, and then be in compliance with the Code, for the rest of the new driveway leading up to, and around the house.

Roll Call, Scott Yes, Keuhn Yes, Friederich Yes, Jefferson Yes, Smith abstain, Gauch Yes, Taylor Yes. 6 Yes's, 0 No's, 1 abstain.

Taylor mentioned to Roehrig hopefully this was good compromise, you can do that much, and figure out the rest. Roehrig said he would figure it out, and thanked the Board.

There was further discussion from Sportsman's Club members, that Roehrig owns the western half of the road, and the City owns the eastern side. All parties agreed to get along.

Smith made a motion to adjourn at 7:57pm, seconded by Keuhn. All Yes's. Meeting adjourned.