

MINUTES OF THE MONTICELLO PLANNING AND ZONING BOARD

On June 18, 2018

The minutes of the Planning and Zoning Board on June 18 2018 was held in City Council Chambers of the Municipal Building in Monticello, Piatt County, Illinois. Meeting convened at 7:00 P.M.

City Clerk, Pamela Harlan called the meeting to order at 7:00 p.m. and ask for a motion from the board to appoint an interim chairman in Chairman Hawkins absence. A motion was made by John Frerichs and seconded by Gerald Day to appoint Michael Beem as the interim chairman for the June 18, 2018 meeting. The motion carried with all present being in favor.

Roll call was taken by City Clerk, Pam Harlan.

MEMBERS PRESENT:

Gerald Day, Marthaan Riegel, John Frerichs, Michael Hawkins, Michael Beem, Tim Timmerman, Cindy Breitweiser

Absent: Michael Hawkins

Also Present: Callie Jo McFarland

Public Participation: NONE

Approval of Meeting Minutes:

February 19, 2018 PZB Meeting Minutes

April 16, 2018 PZB Meeting Minutes

A motion was made by Marthanne Riegel and seconded by John Frerichs to approve the Meeting Minutes from February 19, 2018 and April 16, 2018. The motion carried with all present being in favor.

New Business

Introduction of Variance & Conditional Use Permit Request, 785 E. Old Route 47

Interim Chairman, Michael Beem ask Callie Jo McFarland to give the board an overview of the variance and conditional use. McFarland stated that the applicant- Josh McConkey, owner of single family residence at 785 E. Old Route 47 (RD) currently has two storage sheds in the rear yard of his property. Because they were erected prior to the adoption of the zoning regulation that limits the number of accessory structures to one per parcel, one is considered an existing nonconforming structure. Therefore, any alteration or removal and subsequent addition, must adhere to current zoning standards-requiring a conditional use permit in this instance. The proposed replacement shed is 280sf, which exceeds the maximum allowable area of 200sf for a storage shed. For Mr. McConkey to proceed he is requesting a conditional use permit to allow a second storage shed, and a variance from the 200sf maximum, to allow a replacement shed that is 280sf in size. A public notice was published in the May 30, 2018 Piatt County Journal Republican. McFarland stated also that this is a 2 action notice to help mainstream the process. The board did not have any questions or concerns. The public testimony was opened by Interim Chairman, Michael Beem. The public testimony period was closed by Beem followed by an all in favor vote from the board. A motion was made by John Frerichs and seconded by Gerald Day

to recommend to council for approval of Variance & Conditional Use Permit Request. 785 E. Old Route 47. A voice vote was taken and the motion carried with all present voting yes.

Introduction of Variance Request, 1800 Walden Drive

Interim Chairman, Michael Beem ask Callie Jo McFarland to give the board an overview of the Variance request. McFarland stated that Mark & Benita Baker own the single family residence at 1800 Walden Drive, Monticello, zoned Suburban Residential (RS). The property currently has a storage shed in the rear yard, but the owners wish to replace the existing shed with a larger shed that is 16' x 24' in size, or 384sf in area. Monticello Municipal Code Zoning Ordinance limits the size of a storage shed to 200sf, and the owners are requesting a variance to this regulation. Public notice was published in the May 30, 2018 edition of the Piatt County Journal Republican. The board did not have any questions or concerns. The public testimony was opened by Interim Chairman, Michael Beem. The public testimony period was closed by Beem followed by an all in favor vote from the board. A motion was made by Gerald Day and seconded by John Frerichs to recommend to council for approval of Variance Request, 1800 Walden Drive. A voice vote was taken and the motion carried with all present voting yes.

At the conclusion of the meeting Callie Jo McFarland thanked Tim Timmerman for his service to the board. Mr. Timmerman is moving out of the county.

A motion was made by john Frerichs and seconded by Gerald Day to adjourn the meeting @ 7:10 p.m.

Respectfully Submitted by,

Pamela Harlan
City Clerk