

MINUTES OF THE MONTICELLO PLANNING AND ZONING BOARD
On July 16, 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.

Chairman Hawkins called the meeting to order at 7:00 pm

Roll call was taken by City Clerk, Pam Harlan.

MEMBERS PRESENT:

Gerald Day, Marthaan Riegel, John Frerichs, Michael Hawkins, Michael Beem, Shawn Spillman, Amber Goebel, Michael Hawkins

Also Present: Callie Jo McFarland

Public Participation: NONE

Approval of Meeting Minutes:

June 18, 2018 PZB Meeting Minutes

A motion was made by Micheal Beem and seconded by John Frerichs to approve the Meeting Minutes from June 18, 2018. The motion carried with all present being in favor.

NEW BUSINESS:

Introduction of Variance Request – 434 S. State Street – City Staff

Chairman Hawkins ask Community Development Director, Callie Jo McFarland to give the board an overview of the variance request. McFarland stated that Applicant- Jeffrey Carpenter, owner of the single family residence at 435 S. State Street currently has an existing garage located at the southeast corner of the property, in the rear yard. Mr. Carpenter has engaged with Bullock Garages to demolish the existing garage and replace with a garage of similar size. As the garage most likely was erected before the City of Monticello zoning was in place, it is considered an existing non-conforming structure, therefore any alterations or replacements must adhere to current zoning standards. The existing garage currently stands 1' from the main structure, and lies on the rear yard property line. The City of Monticello Zoning Ordinance requires accessory structures to be no closer than 10' from the main structure, and 5' from the side and rear property lines. To be able to move forward, Mr. Carpenter has requested a variance to the regulations for an accessory structure, reducing the separation requirement for an accessory structure from 10' to 1', and reducing the rear yard setback from 5' to 0'. McFarland added that a public notice was published in the June 28, 2018 Piatt County Journal Republican. She recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this variance request.

Questions and Discussion from the Planning & Zoning Board.

Mr. Carpenter was present to answer any questions or concerns.

Gerald Day commented that the plan looks good. Amber Goebel had seen the garage and it needs replaced. Shawn Spillman questioned if there were any power lines to be concerned about. Mr.

Carpenter stated there were no power lines close to the garage. John Frerichs stated that the Bullock Garage are good people to work with.

Chairman Hawkins opened the public testimony period.

Steve Shreffler had a comment about this issue needing another variance for non-conforming use. Callie McFarland assured the board that another variance is not necessary.

Chairman Hawkins ask if there was a motion to close the public testimony period. A motion was made by Michael Beem and seconded by Marthann Riegel. An all in favor vote was taken and the motion carried with all being in favor.

Action:

Chairman Hawkins ask the board what action they would like to take. A motion was made by Michael Beem and seconded by Gerald Day to recommend to Council to approve Variance Request for 435 S. State Street a variance reducing the minimum separation distance between a main structure and an accessory structure from 10' to 1' and a variance reducing the rear yard setbacks for an accessory structure 5' to 0'. A voice vote was taken and the motion carried with all present voting yes.

A motion was made by Michael Beem and seconded by Marthann Riegel to adjourn the meeting @ 7:12 p.m.

Respectfully Submitted by,

Pamela Harlan
City Clerk