

City of Monticello Planning and Zoning Board Meeting

December 20, 2021

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

Roll Call was taken by City Clerk Jill Potts.

ROLL CALL: **Present:** HAWKINS, RIEGEL, SPILLMAN, DAY

Absent: GOEBEL, BEEM, YOON

Also Present: Jim Grabarczyk, Zoning Administrator; Michael Wassom,
Applicant

PUBLIC PARTICIPATION:

No in-person or remote public participation

APPROVAL OF MEETING MINUTES:

A motion was made by Marthaan Riegel, and seconded by Shawn Spillman, to approve the September 20, 2021 Planning & Zoning Board Meeting Minutes. The motion carried with all present voting yes.

NEW BUSINESS:

Introduction of Conditional Use Permit and Variance – 846 N Front Street

Jim Grabarczyk presented the following project overview:

Applicant Michael Wassom plans to construct a 2016 ft² shed with a 23' roof peak. Mr. Wassom will need a variance to accommodate both the structure's floor area and the height of the roof peak. The 1.55-acre property is zoned RD, Urban Residential. The following sections of the City of Monticello Municipal code § 153.020 Accessory buildings, structures, and uses require a PZB recommendation and City Council action to approve.

“B (3) In the RE-1, and RD Districts, when the principal use of the main building is single family residential, the maximum height of an accessory building shall be limited to 17 feet, accessory buildings greater than 17 feet in height may be constructed only after issuance of a variance.”

“C 1 (b) One private residential garage, either attached or detached, not to exceed 1,000 square feet in size in an RD, RE-1 and RM Districts and not to exceed 1,500 square feet in RC, RS and RU Districts.”

Supporting documents include a Site Layout Plan, a copy of the public notice published in the December 1, 2021 edition of the Piatt County Journal Republican, and meeting motion. Mr. Grabarczyk shared that there were no comments received by residents that were mailed notices. General questions were asked by board members regarding the location of the shed. The Public Hearing was opened at 7:15pm. With no input, a motion was made by Marthaan Riegel, and seconded by Shawn Spillman, to close the Public Hearing at 7:15pm. A motion was then made by Gerald Day, and seconded by Marthaan Riegel, to approve this Conditional Use and Variance Request. The motion passed 4-0.

A motion was made by Shawn Spillman, and seconded by Marthaan Riegel, to adjourn the meeting at 7:17pm.

Respectfully Submitted by:

Jill Potts

City Clerk