

CLINTON COUNTY ZONING BOARD OF APPEALS
Clinton County Board Room
(County Jail)
810 Franklin St.
Carlyle, IL 62231

AGENDA

April 1, 2026 – 6:00 p.m.

Brian Krausz, Chairman

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. APPROVAL OF MINUTES**
- 4. PUBLIC HEARINGS – ADMINISTER OATH**

CASE #1 & #2: Request for variances (40-3-6) & (14-1-10) submitted by Denis Munie, 2817 Aster Court, Highland IL. 62249 to relax the setback from the center of St. Rose Rd from 100' to 75' to allow for a new home. Also, requesting a wet flood proofing variance for an existing 12' x 20' shed and will install the flood vents to meet requirements. Property is located at 20905 Meadow View Rd, Highland IL 62249. The property is zoned Residential (R-1) and owned by Denis Munie.

Location of property:

Tract #1 according to the Plat filed recorded September 23, 1975 at 11 am in Plat Record 317-B of the Clinton County, Il being a part of the Northwest Quarter of the Northwest Fractional Quarter of Section 7, Township 3 North, Range 4 West of the Third Principal Meridian, situated in Clinton County, IL. Together with a 30-foot private roadway conveyed to the Meadow View Subdivision Owners Association which is shown on the Plat of Subdivision; Excepting therefrom: That part conveyed to the County of Clinton and Sate of Illinois in Warranty Deed recorded on August 24, 1987 in Book 246 Page 257 more particularly described as follows: A strip of land 10' wide off the North side of Tract #1 according to the Plat filed of record September 23, 1975 @ 11 am in Plat Recorded 317-B of the records of Clinton County, IL. Being a part of the Northwest Quarter (NW ¼) of the Northwest Fraction Quarter of Section 7, Township 3 North, Range 4 West of the third Meridian, situated in Clinton County, Illinois.

CASE #3: Request for variances (40-3-14) (40-3-6) submitted by Tammie Molohon, 525 First St, Keyesport, IL 62253 and Tim Tebbe, 207 Main St. Jamestown, IL 62275 to reduce the south setback from proposed new property line from 7' to 5' for an existing shed. Also, requesting to reduce the north setback from the proposed new property line from 10' to 8' for an existing home. Properties are zoned Residential (R-1) and located at 105 2nd St and 203 Main St, Jamestown, IL 62275.

Location of properties:

Parcel ID# 01-01-02-152-005 Lot One (1) in Block Two (2) of the Original Town of Jamestown, Clinton County. Parcel ID# 01-01-02-152-006 Lot Eight (8) in Block Two (2) of the original Town of Jamestown, Clinton County, Illinois.

CASE #4: Request for a special use (40-9-16) submitted by Eric Netemeyer, 5430 Court Rd, Germantown, IL 62245 to allow three (3) storage containers in an agricultural district.

Location of the property:

Section 12, Township 1 N, Range 5W PT N ½ NW 77.42 acres Parcel ID# 11-10-12-100-001

CASE #5: Request for a special use (40-9-16) submitted by Rob Swagler, 27500 US Hwy 50, Shattuc, IL 62231 to allow three (3) storage containers in an agricultural district located on US Hwy 50, Shattuc, IL 62231 and owned by Terry Swagler, 334 Range Rd, Sandoval, IL 62882.

Location of property:

An irregular tract of land, containing 49.97 acres, more or less, lying immediately South of U. S. Route 50 in Section Fifteen (15), Township Two (2) North, Range One (1) West. Parcel ID # 10-09-15-300-003.

CASE #6: Request for a special use (40-4-3) submitted by Esther Myers (Strum-Myers Living Trust) 600 N Oak St, Trenton, IL. 62293 to place a clubhouse on the property with an existing home. Clubhouse is for temporary housing for horseback riding instructor or any persons who need to remain on the property overnight to care for horses or guest housing for guest. The property is in an agricultural district.

Location of property:

A tract of land in that part of the E ½ of the SW of Section 17, T2N, R5W of the 3rd P.M., in Clinton County Illinois. Parcel ID# 05-05-17-300-017.

CASE #7: Request for a variance (40-7-5) (E) submitted by Sean & Mariah Depper, 306 W Hanover St. New Baden, IL. 62265 to allow a single-family dwelling to be constructed after current owner Scott Brandmeyer removed the existing home more

than 12 months ago in 2020. Property is zoned agricultural and located at 4820 Monterey Rd, Albers, IL 62215. Owned by Scott Brandmeyer, 120 Creekview Dr, Damiansville, IL 62215.

Location of property:

Part of the Northeast Quarter of Section 23, Township 1 North, Range 5 West of the 3rd P.M. Parcel ID # 11-10-23-200-019

CASE #8: Review of current special use permit and conditions 2018OCSU11 (40-9-17) submitted by Seth & Jeanette Deichmann, 21295 4th St, Carlyle, IL 62231 for welding and fabrication for boat repair, small repair service and trailer repair in existing garage. Zoned Residential (R-1) and owned by Seth & Jeanette Deichmann.

Location of property:

Part of the Northeast Quarter of the Southwest Quarter of Section 2, Township 3 North, Range 2 West of the 3rd P.M. Parcel #03-03-02-351-068

5. OTHER BUSINESS

Discussion for text amendments on solar, wind & energy storage.

6. PUBLIC COMMENTS

7. ADJOURN