

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

April 3, 2025– 4:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00pm by Zoning Committee Chairman, Ann Schroeder.

2. ROLL CALL OF MEMBERS

The roll call showed Subdivision Committee members Ann Schroeder, Curt Haselhorst and Mike Rakers. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Schroeder made a motion to approve the January 8, 2025 Zoning Subdivision Committee Meeting minutes. Haselhorst seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Matt Jansen’s First Subdivision –1 Lot – Lookingglass Township – Matt Jansen

The committee reviewed Matt Jansen’s First Subdivision. The proposed subdivision is located to the south of Damiansville. It is within 1.5 miles of Damiansville and they are in the review process of the subdivision. The property is 40.3 acres in the township on Airport Road. Jansen had a public hearing on April 2nd for a variance to allow his home to be split with one acre which is permitted on agricultural ground for pre-zoning farm dwellings. The foundation of the original home was removed last year in 2024. The Zoning Board of Appeals approved the variance request. Curt Haselhorst approved the subdivision. Rakers seconded the motion. All in favor. Motion carried.

b. Ryan Johnson’s First Subdivision – 2 Lot – Sugarcreek Township – Don Rakers

The committee reviewed Ryan Johnson’s First Subdivision. This is a two lot subdivision and is zoned Residential (R-1). Lot 1 consists of 1 acre and Lot 2 .086 acre. A variance was approved by the zoning board in December 2024 to allow a lot less than one acre due to an

existing shed already located on the property and Don Rakers said the family will always own the shed. The Health Department has reviewed and will be working with Netemeyer Engineering to add language to the plat to address Lot 2 and the .086 acres. The Highway Department reviewed the plat and has also added a note about only utilizing the existing drive. The proposed subdivision is located on Aviston Rd , $\frac{3}{4}$ mile south of Aviston. Therefore, it is within their 1.5 miles and was reviewed by Aviston. Netemeyer Engineering said Aviston has moved forward and approved the subdivision. Haselhorst made a motion to approve the subdivision contingent on the Health Department approval. Rakers seconded the motion with contingency. All in favor. Motion carried.

5. PUBLIC COMMENT

No public comment.

6. ADJOURN

Schroeder made a motion to adjourn the meeting. Haselhorst seconded the motion. Motion Carried.