

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

AGENDA

April 5, 2023 – 6:00 p.m.

David Timmermann, Chairman

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

CASE #1: A request for variances (40-3-13)(40-3-14) submitted by Keith & Angela Belcher, 852 N 200 St, Vandalia, IL 62471 to allow a carport in an R-3 district without a principal structure. Also, requesting to reduce front property line on the East side from 25' to 18' and the North property setback from 7' to 2' for a new carport. The property is zoned R-3 and located at 19935 Oak Dr. Carlyle, IL 62231. Owned by Keith & Angela Belcher.

Location of property:

Lot #29 in Harbor Light Bay, being platted on the Northeast Quarter of Section 15, Township 3 North, Range 2 West of the Third Principal Meridian, Clinton County, Illinois, according to the plat thereof recorded in Plat Envelope 342A.

CASE #2: A request for a variance (40-3-14)(40-3-6)(40-3-8) submitted by Carl & Bonnie Dasenbrock, 403 Main St, Jamestown, IL 62230 to reduce the setback from front property line from 25' to 9' and increase the height from 17' to 18' for a new garage. The property is zoned R-1 and owned by Carl & Bonnie Dasenbrock.

Location of property:

Lots Numbered One (1), Two (2), Seven (7) and Eight (8) in Uzzle's Addition to Jamestown as the same appears from plat thereof recorded in the Recorder's

Office of the Clinton County, Illinois, situated in the County of Clinton and State of Illinois.

CASE #3: Request for a text amendment (40-9-30) by Clinton County Zoning Board of Appeals, 850 Fairfax, Carlyle, IL 62231 to amend Clinton County Zoning Code, Chapter 40, Article III of the Zoning Code General Regulations, Article IV of Regulations For Specific Districts, Division 1 – Agricultural by adding to the Agricultural – Residential (A-R) District designated A-R 10, a ten acre or larger tract for only one single family dwelling. All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon. Copies of the proposed changes to Clinton County Zoning Code, Chapter 40, Article III and IV will be available in the Clinton County Zoning Office, 850 Fairfax, Carlyle, IL 62231 and posted on the Clinton County Zoning webpage at <https://www.clintonco.illinois.gov/county-offices/zoning/>

5. OTHER BUSINESS:

Proposed Amendment to Special Use Fees and Commercial Solar Energy Facility Code and Fees

6. PUBLIC COMMENTS:

7. ADJOURN

PUBLIC NOTICE is hereby given to all persons in Clinton County Illinois that a Public Hearing will be held on **Wednesday, April 5, 2023 commencing at 6:00 pm** in the Clinton County Board Room, in the County Jail Building, 810 Franklin St, Carlyle, IL 62231. If you have questions, please call the Zoning Office at 594-6655.

(Union Banner)

CASE #1: A request for variances (40-3-13)(40-3-14) submitted by Keith & Angela Belcher, 852 N 200 St, Vandalia, IL 62471 to allow a carport in an R-3 district without a principal structure. Also, requesting to reduce front property line on the East side from 25' to 18' and the North property setback from 7' to 2' for a new carport. The property is zoned R-3 and located at 19935 Oak Dr. Carlyle, IL 62231. Owned by Keith & Angela Belcher.

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(Breese Journal)

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(All Papers)

CASE #3: Request for a text amendment (40-9-30) by Clinton County Zoning Board of Appeals, 850 Fairfax, Carlyle, IL 62231 to amend Clinton County Zoning Code, Chapter 40, Article III of the Zoning Code General Regulations, Article IV of Regulations For Specific Districts, Division 1 – Agricultural by adding to the Agricultural – Residential (A-R) District designated A-R 10, a ten acre or larger tract for only one single family dwelling. All persons desiring to appear for or against said petition may appear at said hearing and be heard thereon. Copies of the proposed changes to Clinton County Zoning Code, Chapter 40, Article III and IV will be available in the Clinton County Zoning Office, 850 Fairfax, Carlyle, IL 62231 and posted on the Clinton County Zoning webpage at <https://www.clintonco.illinois.gov/county-offices/zoning/>

BOARD OF ZONING APPEALS

MINUTES

April 5, 2023

1. CALL TO ORDER

The regular meeting of the Clinton County Board of Zoning Appeals was held on Wednesday, April 5, 2023 at 6:00 p.m. David Timmermann called the meeting to order.

2. ROLL CALL OF MEMBERS

Present were David Timmermann, acting Chairman. Board members, Travis Hemker, Gary Knolhoff, Brian Krausz, and Mark Litteken. Also present, County Board Chairman, Brad Knolhoff, Zoning Administrator, Jami Staser and Zoning Committee members Ann Schroeder, Michael Rakers & Curt Haselhorst.

3. APPROVAL OF MINUTES: A motion was made by Travis Hemker and seconded by Gary Knolhoff to approve the minutes from March 1, 2023. Roll call vote:

Member:	AYE	NAYE	ABSTAIN	Member:	AYE	NAYE	ABSTAIN
Brian Krausz	X			Travis Hemker	X		
Gary Knolhoff	X			David Timmerman	X		
Mark Litteken	X			(Alternate) Edwin Luebbers	0	0	0

APPROVED 5-0

4. PUBLIC HEARINGS – ADMINISTER OATH

All cases were sworn in by Zoning Administrator, Jami Staser.

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Illinois, according to the plat thereof recorded in Plat Envelope 342A.

Brian Krausz made a motion to approve the map amendment on condition of a new zoning sketch of 10 acres consisting of 6 acres or less of field for construction of one single family dwelling. Motion Carried.

Travis Hemker made the second motion to approve map amendment on condition of a new zoning sketch of 10 acres consisting of 6 acres or less of field for construction of one single family dwelling. Motion Carried.

Member:	AYE	NAYE	ABSENT	Member:	AYE	NAYE	ABSENT
Brian Krausz	X			Travis Hemker	X		
Gary Knolhoff	X			David Timmerman	X		
Mark Litteken	X			(Alternate)	0	0	0

APPROVED 5-0

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There was no public comment.

Mark Litteken made a motion to approve the special use. Motion Carried.

Travis Hemker made the second motion to approve the special use. Motion Carried.

Member:	AYE	NAYE	ABSENT	Member:	AYE	NAYE	ABSENT
Brian Krausz	X			Travis Hemker	X		
Gary Knolhoff	X			David Timmerman	X		

Mark Litteken	X			(Alternate)	0	0	0
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APPROVED 5-0

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There was no public comment.

Mark Litteken made a motion to approve the map amendment to allow for only one new home. Motion Carried.

Travis Hemker made the second motion to approve the map amendment to allow for only one new home. Motion Carried.

Member:	AYE	NAYE	ABSENT	Member:	AYE	NAYE	ABSENT
Brian Krausz	X			Travis Hemker	X		
Gary Knolhoff	X			David Timmerman	X		
Mark Litteken	X			(Alternate)	0	0	0

APPROVED 5-0

Mark Litteken made a motion to table the special use. Motion Carried.

Gary Knolhoff made the second motion to table the special use. Motion Carried

Member:	AYE	NAYE	ABSENT	Member:	AYE	NAYE	ABSENT
Brian Krausz	X			Travis Hemker	X		
Gary Knolhoff	X			David Timmerman	X		

Mark Litteken	X			(Alternate)	0	0	0
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TABLED 5-0

8. OTHER BUSINESS:

9. PUBLIC COMMENTS:

No further public comments.

10. ADJOURN

Mark Litteken made a motion to adjourn. Motion Carried.

Gary Knolhoff made the second motion. Motion Carried.

Member:	AYE	NAYE	ABSENT	Member:	AYE	NAYE	ABSENT
Brian Krausz	X			Travis Hemker	X		
Gary Knolhoff	X			David Timmerman	X		
Mark Litteken	X			(Alternate)	0	0	0

APPROVED 5-0