

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

July 14, 2026– 4:00pm

Ann Schroeder, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:00pm by Zoning Committee Members.

2. ROLL CALL OF MEMBERS

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

3. APPROVAL OF MINUTES

Schroeder made a motion to approve June 4, 2026, Zoning Subdivision Committee Meeting minutes. Rakers seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Kluemke – Timmermann First Subdivision – 1 Lot – Wade Township

The committee reviewed Kluemke – Timmermann First Subdivision. The subdivision was prepared by Netemeyer Engineering. The property is in Wade Township to the west of Carlyle at 15643 Varel Road. There is no municipal review as it is not within 1 ½ of any municipalities. The property consists of approximately 130 acres. They would like to split 4.51 acres with the vineyard from the house and farmground. The existing home will be 54' from the new proposed property line, but there is a geothermal line that runs partially under the vineyard. Therefore, there is an easement notated on Lot 1 with easement notes at the bottom of the plat. The Health Department has reviewed and approved, as well as the County Engineer. Staser spoke with John Pate and he is ok with it. Schroeder made a motion to approve Kluemke-Timmermann First Subdivision. Rakers seconded the motion. All in favor. Motion Carried.

b. Huels Hills Subdivision – 1 Lot – Carlyle Township

The committee reviewed the Huels Hills Subdivision. The subdivision is in Carlyle Township on Sand Ridge Rd just southeast of town. This is a one lot subdivision for a family split which was approved by the board in May. The subdivision process is required due to the creation of a new easement per Illinois state plat act. There is ingress/egress, utility, drainage and maintenance agreement on the second page of the plat because lot 1 has to access through the front property. There is also an easement located at the front of

Lot 1 for a tower guidewire and anchor that is behind the existing house. This property is within 1 ½ miles of Carlyle. The city of Carlyle reviewed and approved on July 14th. The zoning board approved a setback variance from 25' to 15' for some existing buildings to the easement. Rakers made a motion to approve Huels Hills Subdivision. Schroeder seconded the motion. All in favor. Motion Carried.

c. Southtown Estates Third Addition – Carlyle Township – Subdivision Variance Request from the requirement of the code for cud-de-sac length

No action was taken on the variance request.

d. Southtown Estates Third Addition – Carlyle Township – Subdivision Variance Request from the requirement of the code on fire hydrant spacing

No action was taken on the variance request.

e. Southtown Estates Third Addition – 11 Lot – Preliminary Plat

No action was taken on the preliminary plat. Staser said she spoke today with Brad Myers, the Carlyle City Administrator, and Pat Netemeyer with Netemeyer Engineering. They informed her the city was approving the preliminary plat with a pre-annexation agreement. Brad Myers sent an email that it would be a few weeks until it was prepared. Staser said Netemeyer confirmed this would remove the county from the subdivision process. Netemeyer also said he would still be in contact with the County Engineer and Health Department for private systems.

5. PUBLIC COMMENT

6. ADJOURN

Rakers made a motion to adjourn. Schroeder seconded the motion. All members are in favor. Motion Carried.