

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

June 12, 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 – Haselhorst made a motion to approve the May 8, 2025 Zoning Subdivision Committee Meeting minutes. Schroeder seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Rayetta Acres – 1 Lot – Wade Township – Raymond & Henrietta Kampwerth

The committee reviewed Rayetta Acres. The proposed subdivision is a one lot family split. The family split was approved by the zoning board last month and was approved by the county board on May 19th meeting. The property is located in Wade Township, right outside of Beckemeyer, north of town on Beckemeyer Rd. Therefore, Beckemeyer had to review the subdivision and approved it on June 9th at their village meeting. The parent parcel is almost 70 acres and has a home, farm buildings and a pond on the property. They are wanting to split 3.49 acres off to build the new home. The proposed home would be located just east of the pond on the back part of the acreage. Essentially, this will square off the farm ground. There is flood plain to the south of the pond but is not part of the 3.49 acres. The 3.49 acres also does not include any of the existing structures on the almost 70 acres. The Wade Township Road Commissioner John Pate is aware of the proposed subdivision and ok with it. The Health Dept and Highway Dept have also approved. Rakers made a motion to approve Rayetta Acres. Schroeder seconded the motion. All members are in favor. Motion Carried.

b. Don Kauling's First Subdivision With Variance Request – 1 Lot – Carlyle Township – Don Kauling

The committee reviewed Don Kauling's First Subdivision with his variance request. The property is south of Carlyle city limits and the County Fair grounds. It is on the west side of Corey Road and is zoned Residential R-2. Therefore, the subdivision plat was first sent to the City of Carlyle for review and their council approved the subdivision plat on May 27th. The parent parcel is approximately 16.32 acres. They are requesting to split 2.44 acres off the parent parcel. The current zoning of R-2 requires acreage of a minimum of 10,000 sq ft so the square footage is above the required minimum acreage. The Health Department reviewed the plat and has approved it. Carlyle Township Road Commissioner, Rick Zumwalt reviewed it and is good with it if it stays a private drive. The variance request is necessary to keep the drive a private drive. The request is to allow one more additional lot to access the private drive. The subdivision code limits private drives to 4 lots. Dan Behrens was consulted about the road and the proposed subdivision. A one time variance seemed the only option to keep it a private drive. The variance request letter from Netemeyer Engineering and the Kaulings addresses the variance conditions. The subdivision code requires any variance from the subdivision code to go before the subdivision committee and then to the county board. The process is different than a variance for the Zoning Board as the code does not require a county board vote for those. Don Kauling was in attendance and spoke on the one time variance request. Kauling said his nephew would like to build on 2.44 acres and he has no plans to develop the rest of the farm ground. The subdivision committee discussed allowing the one-time variance due to conditions in letter but informed Kauling if there is any further development the road will have to be brought up to county standard and a public road. Rakers made a motion to approve the variance request as a one time variance. Schroeder seconded the motion to approve the variance as a one time variance. Schroeder made a motion to approve the Don Kaulings First Subdivision. Haselhorst seconded the motion to approve Don Kauling's First Subdivision. All members are in favor. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

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