

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

June 4, 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, Ann Schroeder and Mike Rakers. Also present, Zoning Administrator, Jami Staser. Pat Netemeyer and Stan Becker were also in attendance.

3. APPROVAL OF MINUTES

Schroeder made a motion to approve March 5, 2026, Zoning Subdivision Committee Meeting minutes. Rakers seconded the motion. All in favor. Motion Carried.

3. NEW BUSINESS

a. Stan Kuhl's Second Subdivision – 1 Lot – St Rose Township

The committee reviewed Stan Kuhl's Second Subdivision. The subdivision is located in St Rose Township to the southwest of St Rose on Spanker Branch Road. The subdivision plat was prepared by Netemeyer Engineering. They are proposing to split the existing home from the farm ground. The home currently sits on 38 acres zoned agricultural. The existing home is meeting setback requirements to proposed new property lines to the north and east. There are no new easements created from this split. Staser said she spoke with the Township Road Commissioner about the plat and he did not have any issues or concerns. The health department and county engineer also reviewed the plat and have approved. There is no flood plain located on Lot 1. This is not within 1.5 miles of any municipalities for review. Staser noted this is Stan's second subdivision due to a family split on another parcel to the north of this property on Wayne Road back in 2021. Rakers made a motion to approve Stan Kuhl's Second Subdivision. Schroeder seconded the motion. All in favor.

b. Shoal Spring Estates Subdivision – 1 Lot – Germantown Township

The committee reviewed Shoal Spring Estates Subdivision. The subdivision is located in Germantown Township between Germantown and Bartelso on the south side of Illinois Route 161. The subdivision plat was prepared by Abacus Professional Services. They are proposing a one lot 3-acre subdivision for a family split. The family split was approved by the county board at the December 2025 meeting. They are requesting a permit from the IDOT to access their property and have created an ingress egress easement for adjoining property. There is correspondence from IDOT showing they have applied for the entrance and Ruanna Stumpf has confirmed they have approved the permit. The Illinois Department of Transportation is required to sign this plat and their signature line is on the plat. Existing structures on the property are meeting setbacks to proposed new property lines. The county engineer and health department have reviewed and approved. There is no flood plain on Lot 1. The village of Germantown has reviewed this plat and approved. Rakers made a motion to approve Shoal Spring Estates Subdivision contingent IDOT approves entrance. Schroeder seconded the motion. All in favor.

c. Gebke Family Subdivision – 2 Lot – Germantown Township

The committee reviewed Gebke Family Subdivision. The subdivision is located in Germantown Township also in between Germantown and Bartelso on the south side of Illinois State Route 161. This property is about a mile east of Shoal Spring Estates Subdivision. It is a two-lot subdivision. Lot 1 originally consisted of 1 acre with an old cabin in which they added more acreage to the lot making it 4.70 acres with the old cabin. Gebke's will be tearing down and removed the cabin when they get close to building. Lot 2 is for the family split approved at the county board meeting last month. Lot 2 consists of 3.33 acres. The Village of Bartelso has reviewed and approved the subdivision plat. The health department and county highway have reviewed and approved. Abacus Professional Services prepared the plat and it still working on adding language on final ingress egress, utility, drainage easement maintenance language. Schroeder made a motion to approve Gebke Family Subdivision with condition the language is added as discussed. Rakers seconded the motion. All in favor.

4. PUBLIC COMMENT

Pat Netemeyer and Stan Becker spoke with the committee about submitting Southtown Estates Third Addition. It is a major subdivision with 11 lots. The preliminary plat will be on the July subdivision committee agenda.

5. ADJOURN

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