

**SUBDIVISION COMMITTEE
MEETING MINUTES**

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

May 5, 2022 – 4:30pm

Craig Taylor, Chairman

1. CALL TO ORDER

The meeting was called to order at 4:30pm by Zoning Committee Chairman, Craig Taylor.

2. ROLL CALL OF MEMBERS

The roll call showed members Subdivision Committee members Nelson Heinzmann and Craig Taylor. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Motion – Heinzmann made a motion to approve the April 7, 2022 Zoning Subdivision Committee Meeting minutes. Taylor seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. LaGarda Estates -Vacation Plat of Utility & Drainage Easements – Wade Township

The committee discussed the vacation plat of utility and drainage easements for LaGarda Estates. Netemeyer Engineering prepared the plat for Mike and Erin Etheridge. The Etheridges are requesting to vacate a 20' easement on their lot to allow the construction of a 48'x 56' new shed. They currently have a building permit for the new shed which reflected 25' from the property line. The foundation was poured and ended up at only 10-15 feet from the property line which puts the foundation partially in the easement. The Etheridges had a hearing with the Zoning Board of Appeals on April 6, 2022 requesting a variance to relax the setback from 25' to 10'-15'. The Zoning Board of Appeals denied the relaxation of the setback referencing the easement. The Zoning Board allowed the Etheridges 6 months to resolve the issue. The Etheridges will need to show there are currently no utilities in the easement. The next step would be another hearing with the Zoning Board of Appeals on June 1st. Heinzmann made a motion to approve contingent on certification there are no utilities in easement. Taylor seconded the motion. Motion Carried.

The committee discussed the family split language from the States Attorney. The language was requested by the Zoning Board of Appeals stemming from prior Zoning Board meetings and items from those discussions. Some of the language changes are limiting to mother, father, son and daughter as qualifying persons. The acreage would change from 1 to 3 acres to be the same size as an A-R lot. The family split will be a special use and require a hearing with the Zoning Board and then go to County Board for final vote. The committee would like the language shared with the full county board so everyone is aware of discussion and possible future language. The County Board would be the final board to vote on and approve any changes to the Zoning Code.

5. PUBLIC COMMENT

There was no public comment.

6. ADJOURN

Heinzmann made a motion to adjourn. Taylor seconded the motion. Roll call showed all in favor. Motion Carried.