

SUBDIVISION COMMITTEE MEETING MINUTES

County Board Conference Room
810 Fairfax Street
Carlyle, IL 62231

November 6, 2025– 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 Curt Haselhorst and Ann Schroeder. Also present, Zoning Administrator, Jami Staser.

3. APPROVAL OF MINUTES

Schroeder made a motion to approve the October 2, 2025 Zoning Subdivision Committee Meeting minutes. Haselhorst seconded the motion. All in favor. Motion Carried.

4. NEW BUSINESS

a. Hill and Hollow Subdivision – 2 Lot- Germantown Township – Thomas Johnson

The committee reviewed Hill and Hollow Subdivision. The proposed subdivision is located east of Germantown on State Route 161. The property is zoned agricultural. There are existing sheds located on Lot 1 which consists of 5.56 acres. The new proposed property lines are in compliance with the 25' agricultural setback for the existing structures on that lot. Lot 2 is for the family split for the Johnson's, approved in October. Lot 2 consists of 3 acres. There are maintenance covenants and ingress/egress given to access the lots. The proposed subdivision is within 1.5 miles of Germantown and according to Abacus Professional Services will be reviewed by Germantown later this month. Chris Leidel and Dan Behrens have reviewed the proposed subdivision and approved. The board discussed approving the subdivision contingent on Germantown's review and approval. Haselhorst made a motion to approve Hill and Hollow Subdivision contingent on Germantown's approval. Schroeder seconded the motion. All in favor. Motion Carried.

b. Gray-Zing Meadows Subdivision – 1 Lot – Sugar Creek Township – James and David Ranz

The committee reviewed Gray-Zing Meadows Subdivision. The proposed subdivision is located on the north side of New Route 50 and to the west of Aviston city limits. The property is zoned agricultural. This is a one lot subdivision, which consists of 13.21 acres and

5.65 acres is flood plain. The split would be for a family split which was approved last month in October. The new proposed lot will have access from Ranz Road. The subdivision is within 1.5 miles of Aviston village and has gone through their review process. According to Abacus Professional Services, the surveyor which prepared the plat, it was approved by Aviston on November 3rd. Chris Leidel and Dan Behrens have reviewed the proposed subdivision and approved. Haselhorst made a motion to approve Hill and Hollow Subdivision. Schroeder seconded the motion. All in favor. Motion Carried.

5. PUBLIC COMMENT

6. ADJOURN

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