COUNTY OF MENARD ) ) SS. STATE OF ILLINOIS )

The Menard County Zoning Board of Appeals (ZBA) met on Thursday, October 7<sup>th</sup>, 2021 at 6:00 p.m., at the Menard County Courthouse in Petersburg, Illinois.

The meeting was called to order and roll call was taken with the following ZBA members in attendance: Tom Eldridge, Karen Stott, Steve Ozella, Dan Robertson, and Steve Wilken. Board of Commissioner's Member, District # 1, Jeff Fore was present. Jayme Ray, Zoning Deputy was present and took minutes.

Dave Tebrugge, Mr. Miller's neighbor and Steve Courtney, Dave Tebrugge's attorney were also present.

Minutes from the September 16<sup>th</sup> 2021 meeting were presented for approval. ZBA Member Dan Robertson moved to approve minutes, as presented. ZBA member Karen Stott seconded the motion.

The motion carried with five "ayes", and no "nays".

# NEW BUSINESS

## ADMINISTRATIVE PUBLIC HEARING: (CASE NUMBER 21-11V)

APPLICATION FROM JOSEPH MILLER, ACTING ON BEHALF OR WITH LEGAL REPRSENTATION, THAT SEEKS A VARIANCE FROM THE MENARD COUNTY ZONING ORIDANCE, REQUIRING A MINIMUM 3 ACRE LOT IN RURAL RESIDENTIAL ZONED AREA AND 200 FT FRONTAGE TO PUBLIC ROAD.

The public meeting hearing was opened for comments and considerations for Case Number 21-11V at 6:02pm.

Joseph Miller was sworn in. Joseph owns two homes on Log Cabin Ln, he would like to sell the home closest to Hunt Rd with 2-3 acres. A driveway is shared between Joseph and a neighbor therefore a legal easement would need to be created and recorded. The road frontage belonging to the Log Cabin property in approximately 15-20 feet, 200 ft required.

In discussion, Dave Tebrugge, Joseph Miller's neighbor and Steve Courtney, attorney, were not in agreeance with the property lines. There is not a legal easement recorded. The agreement was a "\$1 handshake deal" between Dave and Joseph's late grandfather that Dave would maintain the driveway. Dave was concerned more houses could be built on the land since two homes are already on a single family residential lot. It was explained to Dave the second home was grandfathered in before 1999, additional homes will not/will never be an option.

Joseph Miller, Dave Tebrugge, Steve Courtney and ZBA Board members agreed an official survey needed to be conducted before moving further.

Meeting Tabled. Will meet again once survey has been finished.

# Unscheduled Public Comments/Requests

### New Business:

# Zoning Deputy's Report

- Demographics
- Junk, Debris Complaint
- Special Use and/or Variance

### Individual ZBA Member Comments

It was reiterated zoning needs a re-vamp as a whole, i.e; permit process, consequences, transparency

### <u>Adjournment</u>

As no other business was brought before the Zoning Board of Appeals, Steve Ozella moved to adjourn the meeting at 7:12pm. Steve Wilken seconded the motion. The motion carried with five "ayes", no "nays".