

AVISTON ZONING BOARD
MEETING MINUTES
February 28, 2017

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:32 p.m. on February 28, 2017 by Scott Voyles at the Village Hall. In attendance were Scott Voyles, Mike Engel, Sam Schmitz, and Clayton Renth. Gary Rakers, Zoning Administrator, and Irma Deimeke were also present. Pledge of Allegiance was led by Scott Voyles.

1. GUESTS:

Jason Rakers, Jared Kues, Amy Kruse, Bob Albers

2. AGENDA:

Motion to approve the Agenda by Mike Engel, 2nd by Clayton Renth. Motion Approved.

3. MINUTES:

Minutes of January, 2017 meeting were available for all to review. A motion to approve minutes was made by Clayton Renth and seconded by Mike Engel. Motion carried/approved.

4. OPEN ISSUES:

- a) **Zoning Administrator Report:** Current Permits – 1 –Miscellaneous, 2 – Home, 1 Daycare.
- b) Submission dates for variances/special uses and planned developments: Scott would like to have all information in (variance, developments, etc.) stamped, etc. before getting on the agenda (to coincide with County regulations). A copy of the County dates were available for review stated filing dates, hearing dates, and date to come before the County Board.

5. NEW BUSINESS:

- a) **Amy Kruse Property Question** – Amy Kruse was in attendance to discuss interest in purchasing a lot in Aviston. She works for Edward Jones Investments. She currently works with Jim Kueper in Breese. She would like to come to Aviston vs. Trenton. A 1200 sq ft building is required. She is looking at two locations. She is looking at the corner lot on Regal Dr. or the first lot behind Faust Automotive. The corner lot on Regal Dr. is zoned MR-1. Lot size is 70 X 100. Scott advised her that she would have to go with a special use permit/variance, etc and then also to the Village Board for approval before doing anything else.

She is with the understanding that it falls under ‘Enterprise Zone’ but not TIF. She will get back with us as to her intent.

- b) Jason Rakers was in attendance to discuss the same lot – possibly to have a fast food place on a corner lot, etc. He would like to keep business in town vs having the kids go to neighboring towns for burgers and Ski. Scott advised that it may be a problem

with IDOT to have a business such as that on that corner. Gary will check with Pat Netemeyer regarding IDOT issues with an entrance from Rt. 50. Other vacant lots were looked at around town also but Jason would like something on the main corridor, possibly right on Rt. 50.

- c) The Zoning Board reviewed the permit for the new daycare to be built by the new carwash.

- Bob Albers was advised to attend the Village Board meeting to get officially appointed to the Zoning Board.

6. ADJOURNMENT:

A motion to adjourn meeting at 8:25 was made by Mike Engel, seconded by Clayton Renth. Motion carried/Approved.

Meeting minutes taken and typed by: Irma Deimeke