

## AVISTON ZONING BOARD

### MEETING MINUTES

January 28, 2020

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:30 on January 28, 2020 by Mike Engel. In attendance were Mike Engel, Clayton Renth, Troy Kapp, Bob Albers, Amelia Morgan, Dave Trame and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Richard A. Moon and Steve Oravec.

2. AGENDA:

a. Motion to approve the Agenda was made by Bob Albers, 2<sup>nd</sup> by Amelia Morgan. Motion carried/approved.

3. MINUTES:

a. Minutes of December 17, 2019 regular meeting were available for review. A motion to approve the minutes was made by Clayton Renth, 2<sup>nd</sup> by Amelia Morgan. Motion carried/approved.

4. OLD BUSINESS:

- a. Zoning Administrator Report: Dave Trame reported: January permits: 3-Miscellaneous, 3-Accessory Use. TOTALS for the year are the same. Totals for 2019 were as follows: 21 – New Homes, 24 – Miscellaneous, 2 – Multi-family, 11 – Accessory Use, 3 – Structural Additions, 2 – Industrial. Updated as there were 2 weeks to go in 2019 when the last Zoning Board meeting was held.
- b. 2020 revised Meeting Schedule was reviewed. December meeting date was corrected as requested due to the holidays. A new schedule was already posted by the front door immediately after the December meeting.

5. NEW BUSINESS:

- a. Twiss House Bed & Breakfast Public Hearing: Richard Moon had submitted a request for Use Variance was received from Richard Moon to use their current home as a Bed & Breakfast. Mr. Moon spoke and stated that they renovated the third floor of their home, which consists of 825 finished sq. ft. It is set up as a 1 bedroom, sitting room bathroom designed to host 1 couple per night. They are working on getting a website set up. Their desire is to have basic bed and breakfast services. There will be no changes to the property. The Zoning Board asked about the longevity of the stay. Mr. Moon stated that they are still working on various things to get it set up properly. He stated that they'd like to put a sign in the yard. Troy Kapp expressed concern about the size of the sign and Mr. Moon stated that it would be able the same size as the DHN Graphics sign which is to the north of his property. He would also like to put lights on it so people can see it if they arrive when it is dark. At this time, a special use permit for the sign is permitted/approved as to save time in the future. A motion to approve the Use Variance and special use permit was made by Amelia Morgan, 2<sup>nd</sup> by Troy Kapp. Roll call vote was taken – all 'aye'. M.C.

- b. Public Hearing: APEX Medical Building: Steve Oravec from APEX was in attendance to speak of their plans to build a medical office building on the lot between Amy Kruse/Edward Jones and Aviston Auto Body. They submitted a Special Use Permit for this area since it is in an Industrial Zoned area. Mr. Oravec stated it will be an approximately 2500 sq. ft. building, corporate owned store similar to the one in Breese. The Lot closing is set for the end of March/early April. At the beginning of the business, there will be 3 employees. The front door will face Old Route 50. This location will join the others – currently 82 locations. A motion to approve the Special Use Permit was made by Clayton Renth, 2<sup>nd</sup> by Bob Albers. Roll call vote was taken – all ‘aye’. M.C.
- c. Aviston Auto Body – Privacy Fence. Discussion was held regarding a fence on the west side of the property. Currently, there isn’t any fence there due to there being a tree line/ditch that was there and nothing was visible. The State of Illinois came in and cleaned out the trees/brush all the way from new Rt. 50 to Old Rt. 50 and now the cars, etc. in the back lot are easily visible. Dave Trame will check the permit request to see if fences were shown. The Zoning Board recommends working something out with Ryan Voss to get the issue corrected.
- d. Aviston Subdivision Ordinance – Street Standards. Pat Netemeyer was not present to speak to the Board regarding getting the roads to be standardized within the Village. It will be carried over to the agenda again in February and recommends reminding Pat to be in attendance.
- e. No other new business.

6. ADJOURNMENT: A motion to adjourn the meeting at 8:28 was made by Clayton Renth, 2<sup>nd</sup> by Bob Albers.

Meeting minutes taken and typed by: Irma Deimeke