

VILLAGE OF AVISTON
MINUTES OF THE ZONING BOARD MEETING HELD ON:
Tuesday, March 28, 2023

The regular monthly meeting of the Aviston Zoning Board was called to order at 7:00 p.m. on March 28, 2023, at the Village Hall by Michael Engel. In attendance were Michael Engel, Clayton Renth, Amelia Morgan, Jan Kapp, Terry Tebbe, Rick Zobrist, Zachary Meyer, Administrator Dave Trame, and Irma Deimeke. Pledge of Allegiance was recited by all.

1. GUESTS: Michael Koch, Ryan Voss (Aviston Auto Body), and Kurt Schmitz (Village Trustee)

2. AGENDA:

A motion to approve the agenda was made by Amelia Morgan and seconded by Jan Kapp. Motion carried.

3. MINUTES:

Minutes of the February 2023 meeting were available for all to review. A motion to approve the minutes was made by Amelia Morgan and seconded by Rick Zobrist. Motion carried.

4. NEW BUSINESS:

a. Public Hearing – Aviston Auto Body Solar Variance. Ryan Voss was in attendance and stated that he is wanting to put in ground-mounted solar panels on the north side of his current business lot (he owns the lot north of the current auto body). He stated the panels (100 ft) would be approximately 14 ft at the highest point. The panels will be centered on the lot between the ditch and street. A roll call vote was taken to approve the variance. Clayton Renth, Amelia Morgan, Jan Kapp, Terry Tebbe, Rick Zobrist, Zachary Meyer, Mike Engel all voting ‘aye’. M.C. The matter will be forwarded to the Village Board for their approval.

b. Public Hearing – Edgar & Alice Koerkenmeier Trust – Oak St. rezone from R-1 to B-1. Kurt Schmitz spoke on behalf of the matter and stated the Koerkenmeier Trust would like to give the property to the Village. The Illinois Environment Protection Agency (IEPA) would like it to be zoned commercial in concurrence with the remediation of the commercial side. The Village plans to use the property for storage. Mr. Schmitz stated the property will be cleaned up, painted, etc. Mr. Schmitz stated that the building is structurally sound and would only have minimal use and not disrupt the neighborhood. A roll call vote was taken to approve the rezoning. Clayton Renth, Amelia Morgan, Jan Kapp, Terry Tebbe, Rick Zobrist, Zachary Meyer, Mike Engel all voting ‘aye’. M.C. The matter will be forwarded to the Village Board for their approval.

c. Rebuilding requirements for nuisance properties: Discussion was held regarding the restaurant property. A letter was sent on March 7, 2023 classifying the building a nuisance starting the 90-day clock for getting the property cleaned off. The owners are wanting to rebuild. The owners were told that the new building has to meet all setbacks, etc. for new properties as stated in the zoning permit application.

5. OLD BUSINESS:

a. Current permits: Dave Trame reported: March permits issued: 7 – Miscellaneous, 2 – accessory use, 1 – residential addition. Totals for 2023 are: 11 – Miscellaneous, 2 – accessory use, 1 – residential addition.

b. Follow-up: Fence – Matt Maple. Dave Trame reported that Mr. Maple will be getting the property pins located.

6. OTHER BUSINESS: Clinton County Zoning sent a letter to notify the Village of a meeting on April 5th to discuss Agricultural-Residential designations.

7. A motion to adjourn the meeting at 7:59 p.m. was made by Clayton Renth, seconded by Jan Kapp. Motion carried.

Irma Deimeke