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VILLAGE OF FREEBURG

FREEBURG MUNICIPAL CENTER
14 SOUTHGATE CENTER, FREEBURG, IL 62243
PHONE: (618) 539-5545 • FAX: (618) 539-5590
Web Site: www.freeburg.com

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Matt Trout

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

Combined Planning and Zoning Board
Tuesday, August 11, 2020 at 6:00 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 6:00 p.m. on Tuesday, August 11, 2020 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin, Groth (absent), Gary Henning (absent), Gary Mack, Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Jeff Levy, Sean McPeak, Nicole Duco, Trustee Mike Heap and Chris Farmer.

PLAN COMMISSION:

A. Old Business:

1. Approval of July 21, 2020 Minutes: Gary Mack motioned to approve the July 21, 2020 minutes and Dirk Downen seconded the motion. All voting yea, the motion carried. All voting yea, the motion carried.

B. New Business: Matt would like to schedule the next meeting to continue the review of the zoning code. The committee agreed on August 25th, and the September 8th meeting was rescheduled to September 15th. With regard to the topics discussed in the last zoning code review, Matt will work on incorporating O'Fallon's code on handicap parking, the parking table showing the different distances for angled parking and also row widths into our code. Clarification is needed in the parking lot section regarding the base and structure of them.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

1. Jeff Levy Special Use Permit Request Hearing – 2219 E. State Route 15: Chairperson Woodward read the notice and Gary Mack swore in those individuals wishing to speak. Mr. Levy explained he relocated his family to Freeburg in order to live closer to family in the area, and to take care of his family and business. He currently has a motion picture studio equipment business. His priority is to get his business moved from Los Angeles and have everything under one roof. The business would consist of building apple boxes, reflector boxes which is done by a router machine. Apple boxes are used by actors that stands on these boxes while a scene is being shot to keep it in a frame. He would be the only employee, and this will be his full-time employment. The working hours would be during school hours. The barn where the work would be done may need to be extended 8 feet out but not at the present time. He would have a ventilation fan in the rear of the property. Zoning Administrator Matt Trout confirmed if he adds onto the south, a variance would not be needed. Dirk asked if he has material storage needs, and Mr. Levy said he buys units one at a time and has adequate space at the front of the building. He intends on installing a larger door on the front of the building. There would not be any customers coming to the property. Chairperson Woodward commented the Comprehensive Plan shows that area as highway community business from Freeburg to the Weingarten.

Lee Smith motioned to approve Jeff Levy's Special Use Permit Request and Rita Green seconded the motion. ROLL CALL VOTE: Lee Smith – yes; Rita Green – yes; Dirk Downen – yes; Kevin Groth – absent; Gary Henning – absent; Gary Mack – yes; and Steve Woodward – yes. All voting yea, the motion carries.

Gary Mack motioned to close the hearing at 6:12 p.m. and Lee Smith seconded the motion. All voting yea, the motion carried.

2. Sean McPeak Area Bulk Variance Request Hearing – 110 Westview Dr.: Chairperson Woodward called the hearing to order at 6:15 p.m., and read the notice. Gary Mack swore in those individuals wishing to speak. Mr. McPeak explained he purchased this property with the intent to erect a pole barn. He has 3 cars, a work truck, and a camper. This pole barn will be used for storing his truck and their camper. At the time he bought the property in 2018, there were no restrictions on building a pole barn. His original request was a 2300 square foot pole barn, but with the new regulations where the pole barn can't be larger than the footprint of the residence, he has decreased the size of the pole barn to about 1600 square feet. His home is approximately 1,750 square feet. Rita asked about the garage doors, and Mr. McPeak said there will be two garage doors and a side entrance door. Rita asked why is the building so tall, and Mr. McPeak said that height is needed to store his camper. He also would like the pole barn to be able to accommodate a larger camper if he wants one in the future. Cleary will do the foundation work, which includes the type of foundation being in ground. Rita commented the backyard slopes downhill, and Sean said that is going to be build up with dirt. He is going to trench straight down to creek line, put in drainage and backfill with rock, and trench to tie drainage into the creek. Rita expressed concern about stability of the structure and sliding downhill. The coating will match the house. Mr. McPeak said the Carmacks will use the access road as well, and he confirmed it will connect to the roadway. Matt suggested a legal agreement if they decide to share the driveway. Matt advised he can't utilize the south side of his property because of a water main, electric box and fire hydrant in that area. There is an easement that goes behind Farmer's property, and that easement stops at Mr. McPeak's property. There is no easement between the Carmack and McPeak properties. Mr. Farmer supported Mr. McPeak's request and appreciates the camper being stored in the barn. He has a pole barn as well, and his was built before restrictions were put into place. Mr. McPeak stated he wouldn't have bought the property if he couldn't put pole barn in there. Matt said this will be inspected through St. Clair County and brought up to their inspection standards. We are strictly looking at this request for the pole barn materials. Matt said normally when we go through the Standards for Variance, #4 is not used. However, Matt believes in this case, #4 fits for this request.

Dirk Downen motioned to approve Sean McPeak's Area Bulk Variance Request and Gary Mack seconded the motion. ROLL CALL VOTE: Dirk Downen – yes; Gary Mack – yes; Lee Smith – yes; Kevin Groth – absent, Gary Henning – absent; Rita Green – no, because she doesn't have enough information about the height of the building; and Steve Woodward – yes. With 4 yes votes, the motion carries.

Gary Mack motioned to close the hearing at 6:43 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Gary Mack motioned to adjourn the meeting at 6:59 p.m. and Lee Smith seconded the motion. All voting yea, the motion carried.*


Julie Polson
Office Manager