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# VILLAGE OF FREEBURG

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ZONING ADMINISTRATOR  
Matt Trout

VILLAGE ATTORNEY  
Weilmuenster & Keck, P.C.

Combined Planning and Zoning Board  
Tuesday, August 13, 2019 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 13, 2019 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin Groth (absent), Gary Henning, Gary Mack (absent), Lee Smith, Zoning Administrator Matt Trout, Village and Office Manager Julie Polson. Guests present: Trustee Mike Blaies and Trustee Mike Heap.

## PLAN COMMISSION:

### A. Old Business:

1. Approval of June 19, 2019 Minutes: *Lee Smith motioned to approve the June 19, 2019 minutes and Gary Henning seconded the motion. All voting yea, the motion carried.*

### B. New Business:

1. Proposed Zoning Code Amendments: Chairperson Steve Woodward swore in those individuals wishing to speak. Zoning Administrator Matt Trout advised we need these issues addressed so they can be regulated. Rita provided a revised Accessory Use section with a clearer format. We have been receiving more requests for smaller sheds and pole barns in residential districts. Steve asked if we have a pole barn description. Included in the code book.

After a lengthy discussion regarding pole barns, the board agreed to exclude agriculture and I-2 zoning districts from the restrictions. For someone wanting to erect a pole barn, they can request a variance to allow them. Matt also advised the zoning code will still be going through a revision. If we find this restriction does not seem to be working, we can revisit it in the future. We are trying to do what is best for the homes and property values in Freeburg. Steve stated part of the Village's responsibility is to protect zoning districts in the town.

Solar: Matt advised we have a net metering policy limiting what can be done with solar, but we do not have guidelines on where it can be placed. These guidelines relate to residential solar use. We do not have solar farms addressed yet. Trustee Blaies commented there is a limit on what the residential system can produce. Matt advised the proposed limits are similar to St. Clair County. The board felt the solar energy system should have a structural stamp rather than an architectural stamp.

Planned Use Development revision is to add the checklist to our code. The penalty revision is to correct a clerical error so that the dollar amount of the penalty matched. Rita asked that the date on her revision be changed to August 19, 2019. Dirk wanted to confirm if the pole barn was metal, is a variance needed, and Matt said yes.

*Rita Green motioned to approve the zoning code amendments with duly noted changes for Accessory Uses – Sheds and Storage buildings, and also Garages and Carports; Solar Energy Systems; Planned Development Schedule; and Penalty Section and Lee Smith seconded the motion. **ROLL CALL VOTE:** Rita Green – yea; Lee Smith – yea; Gary Henning – yea; Dirk Downen – yea; Gary Mack – absent; Kevin Groth – absent; and Steve Woodward – yea. With five yea votes, the motion carried.*

*Dirk Downen motioned to close the hearing at 7:10 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.*

Matt said with regards to Edison Estates, Mark White and Rhutasel don't need anything right now. Matt also said with the new laws regarding cannabis, we will need to address that in our code. IML will provide sample ordinances that we can look to adopt.

**BOARD OF APPEALS:**

**A. Old Business:** None.

**B. New Business:** None.

**C. General Concerns:** None.

**D. Public Participation:** None.

**E. Adjourn:** *Rita Green motioned to adjourn the meeting at 7:11 p.m. and Lee Smith seconded the motion. All voting yea, the motion carried.*



Julie Polson  
Office Manager