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ZONING ADMINISTRATOR
Matt Trout

VILLAGE ATTORNEY
Weilmuenster Keck Brown, P.C.

Combined Planning and Zoning Board
Monday, October 4, 2021 5:30 p.m.

The meeting of the Combined Planning and Zoning Board was called to order at 5:30 p.m. on Monday, October 4, 2021 in the Municipal Center by Chairperson Steve Woodward. Members present were Chairperson Steve Woodward, Dirk Downen, Terry Gamblin, Rita Green, Gary Henning (via Zoom), Gary Mack (absent), Lee Smith, Zoning Administrator Matt Trout, Office Manager Julie Polson. Guests present at Village Hall: Jon Poetker, Don Dohrman, Trustee Mike Heap. Mike Blaies. Guests present via Zoom: Gary Henning

PLAN COMMISSION:

A. Old Business:

1. Approval of July 6, 2021 Minutes: *Rita Green motioned to approve the July 6, 2021 minutes as corrected with regard to the discussion on farm animals, and Lee Smith seconded the motion.* All voting yea, the motion carried. All voting yea, the motion carried.
2. Zoning Code Amendments Hearing: Chairperson Woodward read the notice and swore in those individuals wishing to speak. Zoning Administrator Matt Trout said this is the final piece of the B-1 zoning district we have been working on. He has received positive feedback from 5 - 6 people excited about the project and how great they thought this was. The committee discussed allowing the mixed-use buildings as a special or permitted use. Matt believes allowing it as a permitted use checks all the boxes. If we kept it as a special use, we would have 22 different commercial uses that would have to come to us for a special use permit. Rita said this would guarantee continuity regardless of the membership of this board. Matt felt this is a cleaner version of what we have previously discussed, other than the change from special to permitted use. They also discussed adding a 6' foot privacy fence or screening when the buildings abut a residential district. Residential can be allowed in the rear of the first floor, but the front area must be commercial (at least 51%).

Terry Gamblin motioned to approve the additional supplemental changes submitted tonight and Dirk Downen seconded the motion. ROLL CALL VOTE: Terry Gamblin – yes; Dirk Downen – yes; Rita Green – yes; Gary Henning – absent during vote; Lee Smith – yes; Steve Woodward – yes. With 5 yes votes, 0 no votes and 2 absent, motion carries.

Lee Smith motioned to adjourn the hearing at 5:50 p.m. and Rita Green seconded the motion. All voting yea, the motion carried.

B. New Business

1. Jon Poetker Development: Mr. Jon Poetker, with JLP Homes, presented his potential concept plan on W. Apple St in the vacant commercial lots and ATM lot in front of the Timberwolf and Lone Oak subdivisions. He stated there is a demand for this type of housing in towns. He further said historically zoning codes don't have a spot for the smaller, denser lot. This

development would use the planned unit development with individual villas on 50' x 120' lots with a private drive. Jon said would be a full maintenance neighborhood at an approximately monthly cost of \$100. There would be some issues including setbacks, private drive, density of the development, location of the proposed development. Jon understands the B-2 situation, but is willing to work on other properties in Freeburg. He left the meeting at 6:28 p.m.

2. Don Dohrman Development: Mr. Dohrman stated he is here to annex the Parrish property between urbanna, Adele St., and Old Fayetteville Road into the SR-2 district. His vision is to make it a 55 or older community with individual homes that would look like a village not a development. TWM has adjusted the lots to meet the zoning requirements. Dirk asked if the infrastructure would be our responsibility since this property is already platted. Matt would have to discuss that issue with our attorney. The board was open to further discussions with Don.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: None.

E. Adjourn: *Terry Gamblin motioned to adjourn the meeting at 7:01 p.m. and Dirk Downen seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager