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VILLAGE TREASURER
Bryan A. Vogel

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ZONING ADMINISTRATOR
Matt Trout

VILLAGE ATTORNEY
Weilmuenster & Keck, P.C.

August 10, 2018

NOTICE

MEETING OF THE COMBINED PLANNING AND ZONING BOARD

The Combined Planning and Zoning Board meeting has been scheduled for
Tuesday, August 14, 2018, at 6:00 p.m.

- I. Items to be Reviewed
PLAN COMMISSION:
 - A. Old Business
 - 1. Approval of July 31, 2018 Minutes
 - 2. Meadow Pines Subdivision
 - B. New Business:

BOARD OF APPEALS:

- A. Old Business:
- B. New Business:
- C. General Concerns:
- D. Public Participation
- E. Adjourn

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Combined Planning and Zoning Board Tuesday, July 31, 2018 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, July 31, 2018, in the Municipal Center by Chairperson Steve Woodward. Members in attendance were Chairperson Steve Woodward, Dirk Downen, Rita Green, Kevin Groth, Gary Henning, Gary Mack (absent), Lee Smith, Zoning Administrator Matt Trout and Office Manager Julie Polson. Guests present: Tim Pruett of Rhutasel and Associates and Trustee Mike Blaies.

PLAN COMMISSION:

A. Old Business:

1. Approval of June 12, 2018 and July 10, 2018 Minutes: Gary Henning motioned to approve the June 12, 2018 minutes and July 10, 2018 Minutes and Kevin Groth seconded the motion. Rita Green requested the June 12, 2018 minutes be amended that the developer needs to include in the covenants that the landowners who purchases the lots around the detention basins are responsible to maintain them. Gary Henning motioned to amend the June 12, 2018 as requested and the July 10, 2018 minutes and Kevin Groth seconded the motion. All voting yea, the motion carried.
2. Meadow Pines Subdivision Engineering Plans: Zoning Administrator Matt Trout stated Tim Pruett responded to the TWM's checklist regarding the engineering and drainage plans. Tim provided us all of the requested information which was passed along to TWM. Over the last month, we have worked on the final issues. Matt stated both he and John are in agreement with the plans and don't see any reason to hold up approval. In this phase of it, most of it related to drainage. Our code called for the rational method to be used in stormwater drainage and that was done. Matt advised the MCI fiber line that runs across the backside of Torrey Lane is not in a village easement. He has been working with them to grant us authority to work in the easement. He confirmed that is where our main underground power source is going to be located. We do have an alternate plan which would be go up Westview and behind Huffman's property if needed. Public Works Director John Tolan said they have met numerous times. The plans have been reviewed in depth, and we are happy with them.

With regard to the sidewalks, the plans call for sidewalks on both sides of Foxtail and Bristol Cove, and along the south side of Torrey Lane to the cul-de-sac. There will not be sidewalks on Juniper and Pinion Point. Matt advised the committee that he reviewed this with Trustee Heap, and he liked the long run rather than the kids crossing over streets on the inside. The homeowner has 120 days after the occupancy permit has been issued to install their sidewalk. Rita Green asked about signage, and Matt stated he is talking to developer about it. John advised the developer will be following our recommendations regarding concrete streets.

*Gary Henning motioned to approve the Meadow Pines Subdivision Engineering Plans and Dirk Downen seconded the motion. **ROLL CALL VOTE:** Gary Henning – yes; Dirk Downen – yes; Rita Green – yes; Kevin Groth – yes; Lee Smith – yes; Steve Woodward – yes. With six yes votes, one absent, the motion carries.*

B. New Business: Matt advised Mike Brueggeman may possibly attend the next committee meeting to discuss his request in erect a carport on his property. Matt explained that he denied Mr. Brueggeman's request because it is too close to the road and is over the maximum allowable coverage on his lot.

BOARD OF APPEALS:

A. Old Business: None.

B. New Business: None.

C. General Concerns: None.

D. Public Participation: Trustee Mike Blaies commented his personal opinion is that the subdivision is not in a good location for the amount of homes that they want to have.

E. Adjourn: *Mr. Lee Smith motioned to adjourn the meeting at 6:31 p.m. and Mr. Kevin Groth seconded the motion. All voting yea, the motion carried.*



Julie Polson
Office Manager