



City of Highland

DEPARTMENT OF ECONOMIC AND
COMMUNITY DEVELOPMENT
BUILDING AND ZONING DIVISION

City of Highland
Combined Planning and Zoning Board
Minutes of the January 3, 2018 Meeting

Chairperson Korte called the meeting to order at 7:00 p.m. Members present were Gallatin, Harlan, Koehnemann, Lodes, Vance, and B Korte. J Korte was absent. Also present were City Attorney McGinley, Asst City Manager Peck, Interim Building & Zoning Supervisor Hanson, and Recording Secretary Walter. Two (2) citizens were present.

Minutes

Motion made by Harlan to approve the minutes with no corrections or additions. Seconded by Vance. Roll call taken. All ayes. Motion carried

Public Comment

Chairperson Korte opened the Public Comment section. Hearing nothing Korte closed the Public Comment Section. All attendees wishing to speak were sworn in.

New Business

Agenda Item 6-a&b - Chairperson Korte opened the public hearing for variance requests to Section 90-129 by Jacqueline Green 1837 N Farm Rd Bois D'Arc MO 65612, to allow a zero-lot line and increase the lot coverage from 30% to 55% at 5A Woodland Ct Highland IL. Green was not present to answer questions. Hanson explained this request is for a duplex to villa conversion in Evergreen Court Subdivision. All setback and utility requirements were met at the time of construction. The petitioner will provided the party wall/cross easement access agreements. There was no opposition from those in attendance. Hearing nothing further Korte closed the Public Hearing. Korte opened the discussion. Hearing no comments from the board Korte closed the discussion. Hanson stated city staff has reviewed all the documents. The requests are in compliance and consistent with the City's requirements and suggests approval of the requests as submitted.

Motion made by Lodes to approve the zero-lot line variance request. Seconded by Gallatin. Roll call taken. All ayes. Motion carried.

Motion made by Vance to approve the maximum lot coverage from 30% to 55% variance request. Seconded by Harlan. Roll call taken. All ayes. Motion carried.

Agenda Item 6-c&d - Chairperson Korte opened the public hearing for variance requests to Section 90-129 by Faye Callahan, 5B Woodland Ct Highland IL 62249, to allow a zero-lot line and increase the lot coverage from 30% to 55% at 5A Woodland Ct Highland IL. Callahan was not present to answer questions. Hanson explained this request is for a duplex to villa conversion in Evergreen Court Subdivision. All setback and utility requirements were met at the time of construction. The petitioner will provided the party wall/cross easement access agreements. There was no opposition from those in attendance. Hearing nothing further Korte closed the Public Hearing. Korte opened the discussion. Hearing no comments from the board Korte closed the discussion. Hanson stated city staff has reviewed all the documents. The requests are in compliance and consistent with the City's requirements and suggests approval of the requests as submitted.

Motion made by Lodes to approve the zero-lot line variance request. Seconded by Harlan. Roll call taken. All ayes. Motion carried.

Motion made by Gallatin to approve the maximum lot coverage from 30% to 55% variance request. Seconded by Koehnemann. Roll call taken. All ayes. Motion carried.

The board members were notified there are agenda items for the February 7, 2018 meeting.

Motion to adjourn made by Gallatin. Seconded by Lodes. Roll call taken. All ayes. Motion carried. Adjournment at 7:12 pm.