

Meeting minutes for June 26th , 2025

Present:

Dwayne Mulholland
Mike Chwaszczinski
Butch Gogolek
Patricia Rensing

Others present:

Matt Bierman
Dan Bronke

Excused:

Luke Borrenpohl
Devin Clary
Bruce Schneider

Public Present:

Mike Auker

Meeting called to order at 8:00 PM by Duwayne

Roll Call by Pat

Previous meeting minutes for April were approved on a motion by Pat and second by Mike.
Motion unanimously carried.

Chairman Mulholland stated that all testimony given at this meeting would be done so under oath, ask requested that all anyone who intended to comment on this meeting stand to be sworn in. He then swore in those desiring to speak.

Chair – Alright, we have 1 case before us this evening. Matt would you please explain to everyone know how this process works?

Matt – Okay. As he said, we have 1 case. This is a Zoning text amendment. The applicant will have an opportunity to plead their case and they (The ZBA Committee) will ask questions of you. They will then either vote for or against. They will then send that to the County Board for final approval.

Case #Z003-25 Michael Auker

Mr Auker is buying 1.33 acres on the Corner of Clarmin. He and the current owner are wishing to rezone the 1.33 acres from R-2 to Commercial. Mr. Auker is wishing to put the property under rock and place storage containers on it for sale for his business. Making it commercial fits with the area as the two parcels North of this parcel are already zoned Commercial.

Chairman – you want to tell us what your doing?

Auker- My business rents and sells shipping containers. We have a couple of locations already one being in Coulterville. We wish to purchase this ground and move that location to here.

Chairman- Where are you from?

Auker – Dix

Chairman- Who is going to run this facility for you?

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Auker – No one they are unmanned facilities. We use the site as an advertisement with signs and prices along with phone numbers. We also utilize it as a staging area. It is more cost effective for us if someone in that area buys one and we move it from there instead of all the way from Mt. Vernon.

Chairman – These are 20 and 40 foot containers?

Auker – Yes and some smaller ones. We have a variety.

Mike – will there be a fence around this?

Auker – no fence

Chairman – I have concerns about this being commercial even though there is already property that is zoned that should be returned to Ag as well. The neighbors are concerned about it.

Would you object to doing a Special Use Permit instead?

Auker – No as long as it works for the County I don't care how it is done. What would be the advantage of a SUP?

Chairman – The advantage is if you ever decide to quit and sell the property it is still R-2 instead of Commercial. SUP does not go with the land.

Auker – I don't care as long as it cannot be revoked

Matt- only way it would be revoked is if you did not follow the County Ordinance for SUP.

Chairman – does the rest of the board understand what I am asking? Can we do this tonight?

Mike – I would think we cannot as it has to be published don't it?

Matt – It was published. It is the same process just different application. Mr. Bronke what are your thoughts you're an attorney. Can this be done this evening.

Dan – There is no opposition one way or the other here and as you said process is the same other than application. I do not see why not.

Pat – I make a motion to change the application from Commercial to SUP

Roll Call

Chwasczinski Yes Rensing Yes Gogolek Yes Mulholland Yes

Chairman- That all we have to do?

Matt – we need to follow process for SUP now. Need Advisory report

Chairman – I would entertained a motion for advisory report.

Mike motioned for Advisory report and Butch seconded it.

Advisory report read.

Chairman – what is the pleasure of the board?

Mike- I will make a motion to approve the SUP second by Pat

Roll Call

Chwasczinski Yes Rensing Yes Gogolek Yes Mulholland Yes

Chairman – 4 – 0 we will send a favorable recommendation to the County Board for approval.

You do not need to be present as there is no testimony taken. You are welcome to be there. If you are not Matt will let you know the outcome the next day.

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Chairman – is there anything else?

Matt- I did not get the BESS ordinance on the agenda so it will be done in July. We have to move forward as Invenergy is planning on a storage facility with their Ashley project.

Chairman – Motion to adjourn?

Mike made motion and Butch seconded it.

The meeting was adjourned at 8:15 pm.

Respectively Submitted by Matt Bierman Zoning Administrator