

McHenry County Zoning Commission

October 26, 2023

9:00 AM

The meeting was called to order by Matt Zelinski. Other members present were Tom Krumwiede (phone), Joe Weninger, Pat Schaff, Lance Johnson and Zoning Administrator Kristine Brummond. Also in attendance was Chad Rosencrans.

A motion was made by Lance and seconded by Pat to approve the September 21st minutes. Motion carried unanimously.

The public hearing was held for the variance application from Chad Rosencrans to build a 4-stall garage 18'4" from his property line on Lot 5 of Buffalo Lodge Cottage 3rd Addition in Section 24-156-79. Since there is an existing utility easement between his property line and the road, a motion was made by Pat and seconded by Tom to recommend the commissioners approve a three-foot variance. Motion carried unanimously.

The board was made aware of a septic system that was installed on this property with the drain field being across the road on Lot 1 of a proposed new subdivision known as Buffalo Lodge Cottage 6th Addition. The septic permit was acquired through First District Health Unit, but it does not adhere to the county zoning ordinance as the property does not have the 2-acres that is required. Allowing a septic system at this location will most likely restrict an adjoining landowner from having a well. The board asked Rosencrans to unhook the septic system and pull the pump until this problem can be resolved. Rosencrans agreed.

The public hearing was held for the amendment request from Effertz Key Ranch to change the zoning from ag to recreational on a new subdivision being proposed as Buffalo Lodge Cottage 6th Addition in Section 24-156-79. A motion was made by Joe and seconded by Tom to recommend the commissioners approve the amendment. Motion carried unanimously.

The board reviewed the following applications:

Tim Anderson – attached garage
Rick Koble – pole building

A motion was made by Pat and seconded by Joe to approve the Anderson and Koble applications. Motion carried unanimously.

At 10:30 AM, a motion was made by Tom and seconded by Pat to adjourn. Motion carried unanimously.

ATTEST:

Darlene Carpenter, Auditor/Treas