

## Mazon Zoning Board Minutes For December 20<sup>th</sup>, 2021

Meeting was held at the Mazon Village Hall 520 Depot Street, Mazon, IL 60444

The meeting opened at 7:04 pm with the pledge of allegiance.

Role Call:

Present, Board Members: Al Pfiefer, Ed Emrich, Harold Webster, Lloyd Bentz, Ron Clavey, Bob Hintze, Lisa Stuart, Zoning Officer: Tim Stiles

Absent, None

Guests:

Approval of the November 15, 2021, meeting minutes were presented for review. Ed Emrich made motion to approve minutes, Al Pfiefer second, Al Pfiefer, Yes; Ed Emrich, Yes; Harold Webster, Yes; Lloyd Bentz, yes; Ron Clavey, yes, Bob Hintze, Yes Motion Carried.

Public Comment: None

Old Business:

Tabled discussing replacing secretary to the next meeting.

New Business:

Lot 508 and 510 Center Street. Option 1 leave as is. Option 2, remove trailer and sell the lots as one. Option 3, sell as is with the trailer on the lot and the house on the other lot. Option 4, Need to amend the zoning amendment to allow for the splitting of the lots. Will need to apply for a text amendment to change the text of the amendments to change the zoning to an R4 from an R1. The zoning board and/or village board can deny or approve the amendment, but this sets the precedence for future amendment requests. About 4 lots in town that this could apply to. The biggest contention is the size of the lot. Need something in writing in the means of an application. Lloyd will send them the application.

2021 attendance, reviewed attendance sheet against the minutes for the year. Lisa to create a full spreadsheet for the village clerk.

Zoning Officer:

Review of permits: 602 Main can't start roof, if the permit expires will she need a new permit. Tim to check on that. 906 North the contractor jumped the gun on the permit. 705 Hill Street, both pool and deck are complete. 402 9<sup>th</sup> Tim needs to have them move the shed a foot.

There is word that someone is living in the firehouse. Ed will attend the next Village Board meeting and discuss it further.

Ed Emrich made a motion to adjourn, Bob Hintze Second. Al Pfiefer, Yes; Ed Emrich, Yes; Harold Webster, Yes; Lloyd Bentz, Yes; Ron Clavey, Yes, Bob Hintze, Yes. Motion Carried. Adjournment 7:49 pm.