

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, June 9, 2020 at 5:00 p.m.
Virtual Meeting via GoToMeeting

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill

Members Absent: Tyrone Echols

A. Call to Order

Don Metzler called the meeting to order at 5:00 p.m. and conducted roll call.

B. Approval of Minutes

Chairman Metzler asked for a voice vote on the meeting minutes from February 25, 2020. All ayes. Motion approved.

C. Overview of Zoning Petitions and Staff Review

Breana Buncher, Madison County Planning and Development, gave a brief overview of the two zoning petitions and provided staff review.

D. Explanation of Zoning Hearing Procedures and Swearing in of All Parties

Don Metzler explained hearing procedures to meeting attendees and swore in staff members and all parties wishing to address the Board.

E. Zoning Hearings

The Zoning Board of Appeals conducted the zoning hearings on two agenda items and requested to postpone the following petitions: *Please see the Findings of Facts attached for a summary of each zoning hearing and public comment.*

1. Hearing Z19-0056- Petition of Thomas and Deborah Burgess, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Thomas and Deborah Burgess and family for a period not to exceed five years. This is located in an "R-3" Single-Family Residential District in Wood River Township at **76 Circle Drive, Cottage Hills**, Illinois, County Board District #13, PIN#19-2-08-11-01-107-013.001
2. Hearing Z20-0018- Petition of Steven Blair, Jr., owner of record, and Anne Barriger requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that will be 20 feet from a private roadway and utility easement instead of the required 50 feet. This is located in an Agricultural District in Foster Township on **Piggott Lane, Alton**, Illinois, County Board District #5, PIN#20-1-02-08-00-000-016.021

F. Citizens Wishing to Address the Zoning Board of Appeals

None.

G. Unfinished Business

None.

H. New Business

1. Hearing Z19-0056- Petition of Thomas and Deborah Burgess, owners of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide mobile home on site for the occupancy of Thomas and Deborah Burgess and family for a period not to exceed five years. This is located in an "R-3" Single-Family Residential District in Wood River Township at **76 Circle Drive, Cottage Hills**, Illinois, County Board District #13, PIN#19-2-08-11-01-107-013.001. Nicholas Cohan

made a motion to postpone the request until the next meeting. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.

2. Hearing Z20-0018- Petition of Steven Blair, Jr., owner of record, and Anne Barriger requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a single-family dwelling that will be 20 feet from a private roadway and utility easement instead of the required 50 feet. This is located in an Agricultural District in Foster Township on **Piggott Lane, Alton**, Illinois, County Board District #5, PIN#20-1-02-08-00-000-016.021. Nicholas Cohan made a motion to postpone the request until the next meeting. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.
3. Hearing Z20-0021- Petition of CJD Real Estate, Inc., owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a double-wide mobile home on site for the occupancy of Jessica Cloe and family for a period not to exceed five years. This is located in an "R-4" Single-Family Residential District in Wood River Township at **1313 1st Street, Cottage Hills**, Illinois, County Board District #13, PIN#19-2-08-03-04-405-023. Mary Goode made a motion to approve the request with conditions. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.
4. Hearing Z20-0026- Petition of Liberty Apple Orchard, Inc., applicant, and Lugene T. Miller Revocable Trust, owner of record, requesting an amendment to existing Special Use Permit Z14-0012, for the addition of a second building to be used for a retail farmers market, walk-in cooler, and storage area. This is located in an Agricultural District in Pin Oak Township at **8308 Kuhn Station Road, Edwardsville**, Illinois, County Board District #11, PIN#10-1-16-21-00-000-011.002. Nicholas Cohan made a motion to approve the request with conditions. Seconded by Mary Goode. Roll-call vote. All ayes. Motion approved.

I. Planning Coordinator's Report

None.

J. Adjournment

Nicholas Cohan made a motion to adjourn the meeting. Seconded by Sharon Sherrill. Voice-vote. All ayes. Motion approved. Meeting adjourned.