

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, January 28, 2020 at 5:00 p.m.
Madison County Administration Building County Board Room
157 Main Street, Suite 203, Edwardsville, IL

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 November 26, 2019. 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 two unfinished business item under consideration 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 all agenda items. *Please see the Findings of Facts attached hereto for a summary of each zoning hearing and public comment.*

F. Citizens Wishing to Address the Zoning Board of Appeals

None.

G. Unfinished Business

1. Consideration of Zoning File Z19-0010 – Petition of Raymond Arthur, applicant, on behalf of Gary Fuller, owner of record, requesting a special use permit as per §93.034, Section D, Item 26 of the Madison County Zoning Ordinance in order to have an impound storage yard on site. This is located in an "M-1" Limited Manufacturing District in Chouteau Township, at 739 E. Chain of Rocks Road, Granite City, Illinois, County Board District #16, PPNS#18-2-14-27-04-407-030 & 18-2-14-27-04-407-031. George Ellis made a motion to table the request until the outstanding violations are resolved. Seconded by Mary Goode. Roll-call vote. All ayes. Motion approved.
2. Consideration of Zoning File Z19-0054- Petition of December Investments, LLC & Ryan and Kristin Kneeder, owners of record, requesting an amendment to a "B-5" Planned Business District for proposed changes to the previously-approved site plan. This is located in a "B-5" Planned Business District in Jarvis Township at **1008 Troy O'Fallon Road, Troy**, Illinois, County Board District #02, PIN#09-2-22-22-00-000-010. Mary Goode made a motion to postpone the request until the next Zoning Board of Appeals meeting. Seconded by George Ellis. Voice-vote. All ayes. Motion approved.

H. New Business

1. Consideration of Zoning Z19-0059 – Petition of Sejal Patel, owner of record, requesting a zoning map amendment to rezone a tract of land from "R-3" Single-Family Residential District to "B-2" General Business District. This is located in Wood River Township, at **740 E. Airline Drive, East Alton**, Illinois, County Board District #13, PIN#19-2-08-14-01-106-034. George Ellis made a motion to approve the request. No second. Motion failed. Thomas Ambrose made a motion to deny the request. Seconded by Nicholas Cohan. Roll-call vote. Ayes to the motion: Thomas Ambrose, Nicholas Cohan, and Sharon Sherrill. Nays to the motion: George Ellis and Mary Goode. Motion approved.
2. Consideration of Zoning Z20-0001 – Petition of Mitchell Public Water District, owner of record, requesting a variance as per §93.099, Section A, Item 5 of the Madison County Zoning Ordinance in order to construct a 90' telecommunication tower on site that is 20' from the east property line and 76' from the west property line instead of the required 90'. This is located in "B-4" Wholesale Business District in Chouteau Township, at **745 E. Chain of Rocks Road, Granite City**, Illinois County Board District #16, PIN#18-2-14-27-04-407-032. Sharon Sherrill made a motion to approve the request. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.

I. Planning Coordinator's Report

None.

J. Adjournment

Mary Goode made a motion to adjourn the meeting. Seconded by George Ellis. Voice-vote. All ayes. Motion approved. Meeting adjourned.