

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, October 22, 2019 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, Tyrone Echols, George Ellis, and Sharon Sherrill

Members Absent: Mary Goode

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 August 27, 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 five zoning petitions and two unfinished business items under consideration and provided staff recommendations.

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. Tyrone Echols made a motion to postpone the request. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.
2. Consideration of Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinance. Thomas Ambrose made a motion to approve the text amendment with Attachment "A". Seconded by Tyrone Echols. Roll-call vote. All ayes. Motion approved.

H. New Business

1. Consideration of Zoning Z19-0043 – Petition of James Baze, owner of record, requesting a variance as per §93.025, Section C, Item 4 of the Madison County Zoning Ordinance in order to construct an addition to an existing residence that will be two feet (2') from the property line instead of the required fifteen and a half feet (15.5'). This is located in an "R-2" Single-Family Residential District in Foster Township at 17 Ruth Ann Drive, Godfrey, Illinois, County Board District #5, PIN#20-2-02-18-03-301-022. Tyrone Echols made a motion to approve the request. Seconded by George Ellis. Roll-call vote. All ayes. Motion approved.

2. Consideration of Zoning Z19-0045 – Petition of Ryan Jorgensen, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have five (5) chickens on site. Also, a variance per §93.100, Section B, Item 5 to have a chicken coop and run eight feet (8') from the west property line instead of the required twenty feet (20'). This is located in an “R-2” Single-Family Residential District in Saline Township at 3524 Pierland Drive, Pocahontas, Illinois, County Board District #3, PIN#02-2-18-23-07-201-026. George Ellis made a motion to approve the request with conditions. Seconded by Tyrone Echols. Roll-call vote. All ayes. Motion approved.
3. Consideration of Zoning File Z19-0047 – Petition of Cory Poole, applicant on behalf of Joy Majors, owner of record, requesting a Special Use Permit as §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to have five (5) chickens on site. Also, a variance per §93.100, Section B, Item 5 to have a chicken coop and run ten feet (10') from the north property line instead of the required twenty feet (20'). This is located in an “R-2” Single-Family Residential District in Foster Township at 3903 Humbert Road, Alton, Illinois, County Board District #5, PIN#20-2-02-31-01-101-002. George Ellis made a motion to approve the request with conditions. Seconded by Tyrone Echols. Roll-call vote. All Ayes. Motion approved.
4. Consideration of Zoning File Z19-0048 – Petition of Edward Johnson, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (c) of the Madison County Zoning Ordinance in order to construct an accessory structure in the front yard setback area. This is located in an “R-1” Single-Family Residential District in Collinsville Township at 3055 Keebler Road, Collinsville, Illinois, County Board District #25, PIN#13-2-21-03-03-303-003. Nicholas Cohan made a motion to approve the request. Seconded by George Ellis. Roll-call vote. All ayes. Motion approved.
5. Consideration of Text Amendment- Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances to either permit or prohibit retail sale of adult-use cannabis in Business Districts and/or the cultivation or processing of adult-use cannabis in the Manufacturing Districts.
 - a. Thomas Ambrose made a motion and **seconded** by Nicholas Cohan to approve the petition to prohibit retail sale of adult-use cannabis in Business Districts and/or the cultivation or processing of adult-use cannabis in the Manufacturing. Roll-call vote. **Ayes to the motion:** Thomas Ambrose, Nicholas Cohan, and Sharon Sherrill. **Nays to the motion:** Tyrone Echols, George Ellis. Motion approved.
 - b. Tyrone Echols made a motion and **seconded** by George Ellis to approve the petition to permit retail sale of adult-use cannabis in Business Districts and/or the cultivation or processing of adult-use cannabis in the Manufacturing. Roll-call vote. **Ayes to the motion:** Tyrone Echols, George Ellis. **Nays to the motion:** Thomas Ambrose, Nicholas Cohan, and Sharon Sherrill. Motion failed.

I. Planning Coordinator’s Report

None.

J. Adjournment

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