

**Zoning Board of Appeals Meeting Minutes
Tuesday November 13, 2018 at 5:00 p.m.
157 N. Main Street, Suite 254, Edwardsville, IL**

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, Tyrone Echols, George Ellis, and Mary Goode

Members Absent: None.

A. Call to Order

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

B. Approval of Minutes

George Ellis made a motion to approve the meeting minutes from September 25, 2018. Seconded by Tyrone Echols. Roll-call vote. All ayes. Minutes approved.*

*It should be noted that Mary Goode arrived to the meeting late and did not vote for the approval of minutes or Hearing Z18-0068.

C. Overview of Zoning Petitions and Staff Recommendations

None.

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. Unfinished Business

1. Consideration of Zoning File Z18-0055- Petition of Kirk Chapman, owner of record, requesting a zoning map amendment to rezone seven acres from "R-2" Single-Family Residential District to "M-1" Limited Manufacturing District to operate a trucking business. This is located in Collinsville Township, at 6793 Lebanon Road, Collinsville, Illinois PPN# 13-1-21-25-00-000-013.

G. New Business

1. Z18-0068– Petition of Brian Korte requesting a zoning map amendment to rezone a 3 acre tract of land from "A" Agriculture to "M-1" Limited Manufacturing District to have outdoor boat and RV storage on site. George Ellis made a motion to deny the request. Seconded by Tyrone Echols. Roll-call vote. Tyrone Echols, George Ellis, and Thomas Ambrose voted aye. Nicholas Cohan voted nay. Motion approved.
2. Z18-0070 – Petition of Sherrill Associates requesting variances in order to create two tracts of land that will be 1.60 and 1.23 acres in size instead of the required two acres. Nicholas Cohan made a motion to approve the request. Seconded by Tyrone Echols. Roll-call vote. Tyrone Echols, George Ellis, Thomas Ambrose and Nicholas Cohan voted aye. Mary Goode abstained due to a conflict of interest. Motion approved.
3. Z18-0073 – Petition of Venice Govan requesting a variance in order to construct a church sign that will be 21 square feet in size instead of the allowable 2 square feet. Also a variance in order for the proposed sign to have a 15 inch X 78 inch, full-color, LED message board. Nicholas Cohan made a motion to approve with conditions. Seconded by Tyrone Echols. Roll-call vote. All ayes. Motion approved.

4. Z18-0075 – Petition of Timothy and Christine Domagalski requesting variances in order to have a 6-foot, solid-board fence and swimming pool in the front yard setback area. Nicholas Cohan made a motion to approve the request. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.
5. Z18-0076 – Petition of Sarah Gieselmann requesting a variance to locate a swimming pool in the front yard setback area. Nicholas Cohan made a motion to approve the request. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.
6. Z18-0077 – Petition of Larry Bell, owner of record, requesting a variance in order to construct an addition to an existing dwelling that will be 15 feet from a private roadway easement instead of the required 50 feet. Nicholas Cohan made a motion to approve the request. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.
7. Z18-0078 – Petition of Jonathan Sparks requesting a variance to construct a dwelling that will be 30 feet from the east and west property lines instead of the required 50 feet. Nicholas Cohan made a motion to approve the request. Seconded by George Ellis. Voice vote. All ayes. Motion approved.
8. Z18-0071- Petition of SRE Solar Origination 1 requesting a special use permit to develop a 2-Megawatt photovoltaic solar array on site on Green Hedge Road in Hamel Township. Nicholas Cohan made a motion to approve the request with the conditions. Seconded by George Ellis. Roll-call vote. Nicholas Cohan, George Ellis, Tyrone Echols, and Mary Goode voted aye. Thomas Ambrose voted nay. Motion approved.
9. Z18-0072- Petition of SRE Solar Origination 1 requesting a special use permit to develop a 2-Megawatt photovoltaic solar array on site on Staunton Road in Omphgent Township. Mary Goode made a motion to approve the request with conditions. Seconded by George Ellis. Roll-call vote. Nicholas Cohan, George Ellis, Tyrone Echols, and Mary Goode voted aye. Thomas Ambrose voted nay. Motion approved.
10. Z18-0074- Petition of SRE Solar Origination 1 requesting a special use permit to develop a 2-Megawatt photovoltaic solar array on site on State Route 157 in Hamel Township. Nicholas Cohan made a motion to deny the request. Seconded by George Ellis. Roll-call vote. Thomas Ambrose, Nicholas Cohan, George Ellis voted aye. Tyrone Echols and Mary Goode voted nay. Motion approved.
11. Z18-0079- Petition of SRE Solar Origination 1 requesting a special use permit to develop a 2-Megawatt photovoltaic solar array on site on State Route 143 in Marine Township. Nicholas Cohan made a motion to approve the request. Seconded by George Ellis. Roll-call vote. Nicholas Cohan, George Ellis, Tyrone Echols, and Mary Goode voted aye. Thomas Ambrose voted nay. Motion approved.
12. Z18-0080- Petition of SRE Solar Origination 1 requesting a special use permit to develop a 2-Megawatt photovoltaic solar array on site on Gilomen Road in Marine Township. Nicholas Cohan made a motion to approve the request. Seconded by Mary Goode. Roll-call vote. Nicholas Cohan, George Ellis, Tyrone Echols, and Mary Goode voted aye. Thomas Ambrose voted nay. Motion approved.
13. Z18-0085 - Petition of SRE Solar Origination 1 requesting a special use permit to develop a 2-Megawatt photovoltaic solar array on site on Ellis Road in St. Jacob Township. Nicholas Cohan made a motion to deny the request. Seconded by George Ellis. Roll-call vote. Thomas Ambrose, Nicholas Cohan, George Ellis and Mary Goode voted aye. Tyrone Echols voted nay. Motion approved.

H. Planning Coordinator's Report

None.

I. Adjournment

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