

**Madison County Zoning Board of Appeals Meeting Minutes**  
**Tuesday, November 26, 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 October 22, 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 eight zoning petitions and one 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 postpone the request due to outstanding violations. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.

**H. New Business**

1. Consideration of Zoning Z19-0038 – Petition of RAINTREEILL, LCC & Emile E. Damotte, owner of record, requesting a zoning map amendment to rezone a tract of land from "R-3" Single-Family Residential District to "M-1" Limited Manufacturing District. Also, a variance in order to have 8' sight-proof wooden fence on the southwest property line instead of the required 20' landscape buffer. This is located in Chouteau Township, at **1082 St. Thomas Road, Granite City**, Illinois, County Board District #21, PIN#18-2-14-32-02-202-026. Nicholas Cohan made a motion to approve the request. Seconded by Tyrone Echols. Roll-call vote. Ayes to the motion: Sharon Sherrill, Nicholas Cohan, and Tyrone Echols. Nays to the motion: George Ellis and Thomas Ambrose. Motion approved.
2. Consideration of Zoning Z19-0049 – Petition of Gayla Wright, owner of record, requested by Madison County Planning and Development, requesting a zoning map amendment to rezone a tract of land from "B-2" General Business District to "R-2" Single-Family Residential District. This is located in Wood River Township, at **12 Bert Avenue, East Alton**, Illinois, County Board District #13, PIN#19-2-08-15-12-202-027. Thomas Ambrose made a motion to approve the request. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.
3. Consideration of Zoning File Z19-0050– Petition of Karen Burke, applicant, and Dale R. Kampwerth, owner of record, requesting a variance as per §93.051, Section A, Item 3, Sub (b) of the Madison County Zoning

Ordinance in order to construct an accessory structure that will be 6 inches from the east property line instead of the required 15 feet. This is located in an "A" Agricultural District in Saline Township, at **40 Deer Run E, Pocahontas**, Illinois, County Board District #03, PIN#02-1-18-23-00-000-014.001. George Ellis made a motion to approve the request with conditions. Seconded by Tyrone Echols. Roll-call vote. Ayes to the motion: Tyrone Echols, George Ellis, Thomas Ambrose, Nicholas Cohan. Nays to the motion: Sharon Sherrill. Motion approved.

4. Consideration of Zoning File Z19-0051– Petition of Kieth and Bernadette Greenlee, owners of record, requesting a variance as per §93.051, Section A, Item 3, Sub (c) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be located in the front yard setback area. This is located in an "R-1" Single-Family Residential District in Fort Russell Township, at **3 Oasis Drive, Edwardsville**, Illinois, County Board District #05, PIN#15-1-09-32-00-000-003.001. Thomas Ambrose made a motion to approve the request. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.
5. Consideration of Zoning File Z19-0052– Petition of Larry L. Dunn, applicant and owner of record, requesting a variance as per §93.034, Section B, Item 6 of the Madison County Zoning Ordinance in order to construct a pole barn that will be 4 feet from the west property line instead of the required 25 feet. This is located in an "M-1" Limited Manufacturing District in Chouteau Township, at **3126 W. Chain of Rocks Road, Granite City**, Illinois, County Board District #21, PIN#18-1-14-28-03-301-016. Sharon Sherrill made a motion to approve the request. Seconded by Nicholas Cohan. Roll-call vote. All ayes. Motion approved.
6. Hearing Z19-0053- Petition of Ernest Huffman, owner of record, requesting a variance as per §93.051, Section A, Item (3), Sub (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-2" Single-Family Residential District in Jarvis Township, at **1165 Formosa Road, Collinsville**, County Board District #02, PIN#09-1-22-19-00-000-003. Nicholas Cohan made a motion to approve the request. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.
7. Hearing Z19-0054- Petition of December Investments, LLC & Ryan and Kristin Kneedler, 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. George Ellis made a motion to deny the request. Seconded by Sharon Sherrill. George Ellis and Sharon Sherrill withdrew their motions. Sharon Sherrill made a motion to postpone the request for a new site plan. Seconded by George Ellis. Ayes to the motion: Thomas Ambrose, Sharon Sherrill, Nicholas Cohan, George Ellis. Nays to the motion: Tyrone Echols. Motion approved.
8. Hearing Z19-0055- Petition of Affordable Homes, LLC, applicant, on behalf of Edwards Associates, LLC, owner of record, requesting a zoning map amendment to rezone three tracts of land being approximately 8.92 acres from "B-3" Highway Business District and "R-3" Single-Family Residential District to "PD" Planned Unit Development District in order to operate a mobile home park on site. This is located in Chouteau Township, at **3113 W. Chain of Rock Road, Granite City**, Illinois, County Board District #21, PINS# 18-2-14-33-01-101-016; 18-2-14-33-01-101-013; and 18-2-14-33-01-101-014.001. Nicholas Cohan made a motion to approve the request with the proposed district conditions. Seconded by Tyrone Echols. 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 Tyrone Echols. Voice-vote. All ayes. Motion approved. Meeting adjourned.