

**Zoning Board of Appeals Meeting Minutes**  
**Tuesday December 18, 2018 at 5:00 p.m.**  
**157 N. Main Street, Suite 254, 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**

Mary Goode made a motion to approve the meeting minutes from November 13, 2018. Seconded by Thomas Ambrose. Voice vote. All ayes. Minutes approved.

**C. Overview of Zoning Petitions and Staff Recommendations**

Andi Campbell Yancey, Madison County Planning and Development, gave a brief overview of the four zoning petitions and one unfinished business item 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. 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. – *No additional information from applicant; item remained tabled, and no action was taken.*

**G. New Business**

1. Z18-0052– Petition of Pro Excavating and Grading, LLC, requesting an amendment to a "B-5" Planned Business District for proposed changes to the previously-approved site plan. George Ellis made a motion to table the request to receive additional information from the Planning & Development Administrator. Seconded by Nicholas Cohan. Roll-call vote. George Ellis, Nicholas Cohan, and Mary Goode voted aye. Thomas Ambrose voted nay. Sharon Sherrill recused herself from consideration of the item. Motion approved.
2. Z18-0083 – Petition of M & M Service Company, requesting a special use permit to continue utilizing the site for the storage and sale of anhydrous ammonia. Sharon Sherrill made a motion to approve the request with conditions. Seconded by Thomas Ambrose. Voice vote. George Ellis, Nicholas Cohan, Mary Goode, and Sharon Sherrill voted aye. Thomas Ambrose voted nay. Motion approved.
3. Z18-0084 – Petition of Michael McCartney, requesting a variance in order to construct an accessory structure in the front yard setback area. Nicholas Cohan made a motion to approve the request. Seconded by Thomas Ambrose. Voice vote. All ayes. Motion approved.
4. Z18-0085 – Petition of Herman Williams requesting a zoning map amendment to rezone approximately one acre from "M-2" General Manufacturing District to "B-4" Wholesale Business District in order to operate a used car

dealership on site. Mary Goode made a motion to approve the request. Seconded by Sharon Sherrill. Voice vote. All ayes. Motion approved.

**H. Planning Coordinator's Report**

None.

**I. Adjournment**

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