

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, February 25, 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, Tyrone Echols, George Ellis, Mary Goode, and Sharon Sherrill

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

Chairman Metzler asked for a voice vote on the meeting minutes from February 4, 2020. All ayes. Motion approved.

C. Overview of Zoning Petitions and Staff Review

Noelle Maxey, Madison County Planning and Development, gave a brief overview of the three zoning petitions 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

H. New Business

1. Hearing Z20-0012- Petition of Robert Bursell, 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-3" Single-Family Residential District in Moro Township, at 1876 Sextant Drive, Worden, Illinois, County Board District #5, PIN#16-2-03-36-02-204-026. Sharon Sherrill made a motion to approve the request. Seconded by Mary Goode. Roll-call vote. All ayes. Motion approved.
2. Hearing Z20-0014- Petition of Bryan Dempsey, owner of record, requesting an amendment to rezone a 0.28 acre tract of land from "B-2" General Business District to "R-1" Single-Family Residential District. This is located in Fort Russell Township, at 6545 Miller Drive, Edwardsville, Illinois, County Board District #5, PIN#15-2-09-23-03-301-015. Mary Goode made a motion to approve the request. Seconded by Tyrone Echols. Roll-call vote. All ayes. Motion approved.
3. Hearing Z20-0015- Petition of Weber Living Trust & Joe Weber, owner of record, requesting an amendment to rezone a 2.88 acre tract of land from "B-2" General Business District to "B-3" Wholesale Business District. This is

located in Edwardsville Township, at 5446 Chain of Rocks Road, Edwardsville, Illinois, County Board District #26, PIN#14-1-15-32-00-000-004. Mary Goode made a motion to approve the request. Seconded by Tyrone Echols. Roll-call vote. Ayes to the motion: Thomas Ambrose, Nicholas Cohan, Tyrone Echols, George Ellis, Mary Goode. Nays: None. Recusal: Sharon Sherrill.

I. Planning Coordinator's Report

None.

J. Adjournment

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