

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday February 26, 2019 at 5:00 p.m.
Madison County Administration Building County Board Room
157 N. Main Street, Suite 203, Edwardsville, IL

Members Present: Don Metzler, Thomas Ambrose, Tyrone Echols, George Ellis, Mary Goode, and Sharon Sherrill

Members Absent: Nicholas Cohan

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 December 18, 2018. Seconded by George Ellis. Voice vote. All ayes. Motion approved.

C. Overview of Zoning Petitions and Staff Recommendations

Andi Campbell Yancey, Madison County Planning and Development, gave a brief overview of the six zoning petitions and two 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, County Board District #19, PPN#13-1-21-25-00-000-013. *No additional information from applicant; item remained tabled, and no action was taken.*

2. Consideration of Zoning File Z18-0052 – Petition of Pro Excavating and Grading, LLC, applicant and owner 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 Edwardsville Township on East Schwarz Street, Edwardsville, Illinois, County Board District #18, PPN#s: 14-1-15-12-13-304-001.001 & 14-1-15-12-14-302-001.001. Mary Goode made a motion to approve the request. Seconded by George Ellis. Roll call vote. All ayes. Motion approved.

G. New Business

1. Hearing Z19-0003 – Petition of James Leathers, owner of record, requesting a variance as per §93.023, Section B, Item 2 in order locate a residence 8 feet from the north property line instead of the required 50 feet. This is located in an Agricultural District in Jarvis Township at 1461 Bauer Road, Troy, Illinois, County Board District #2, PPN#09-1-22-14-00-000-007. Mary Goode made a motion to approve the request. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.

2. Hearing Z19-0004 – Petition of Mark and Cindy Feldmann, owners of record, requesting a special use permit as per §93.023, Section D, Items 24 and 28 of the Madison County Zoning Ordinance in order to continue the use of the property as a sales yard for agricultural products such as fruits, vegetables, flowers and plants and also a recreational area for hayrides and special events. This is located in an Agricultural District in Omphgent Township, at 8863 Dustman Road, Worden, Illinois, County Board District #3, PPN#12-1-04-09-00-000-008.003, #12-1-04-09-00-000-008.002 & #12-1-04-08-00-000-013.001. Mary Goode made a motion to approve the request with conditions and amended hours. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.

3. Hearing Z19-0007 – Petition of Jennifer Walsh, owner of record, requesting an amendment to special use permit Z12-0048 as per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to utilize an existing single-wide manufactured home on the site for the occupancy of Eddie Peridore, the grounds keeper of the property. This is located in an Agricultural District in Marine Township, at 830 W. Division Street, Marine, Illinois, County Board District #4, PPN#06-1-17-20-00-000-005. Sharon Sherrill made a motion to approve the request with conditions. Seconded by George Ellis. Roll-call vote. All ayes. Motion approved.

4. Hearing Z19-0009 – Petition of Wade Rives, owner of record, requesting a variance as per §93.051, Section A, Item 3, Subsection (b) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 11.5 feet from the south property line instead of the required 15 feet. This is located in an Agricultural District in Fort Russell Township, at 4926 Smith Drive, Edwardsville, Illinois, County Board District #24, PPN#15-1-09-33-00-000-008.042. George Ellis made a motion to approve the request. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.

5. Hearing 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, PPN#18-2-14-27-04-407-030 & 18-2-14-27-04-407-031. George Ellis made a motion to postpone until violations are addressed. Seconded by Mary Goode. Roll-call vote. All ayes. Motion approved.

6. Hearing Z19-0012 – Petition of Bryan and Kailey Riegert, applicants and owners of record, requesting a variance as per §92.023, Section B, Item 2 of the Madison County Zoning Ordinance to construct a residence that will be 15 feet from the west property line and 15 feet from a private roadway easement instead of the required 50 feet. This is located in an Agricultural District in Hamel Township, on Shadowfax Lane, Edwardsville, Illinois County Board District #3, PPN#11-2-10-31-00-000-021. Mary Goode made a motion to approve the request. Seconded by George Ellis. Roll-call vote. All ayes. Motion approved.

H. Planning Coordinator's Report

None.

I. Adjournment

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