

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, February 4, 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, 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

Chairman Metzler asked for a voice vote on the meeting minutes from January 28, 2020. 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 two 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. 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 approve the request with the staff recommended conditions in "Attachment A". Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.

H. New Business

1. Hearing Z20-0008- Petition of Applicant Mind, Inc., d/b/a Oleo Sciences, on behalf of Mike Moniger, owner of record, requesting an amendment to rezone a one acre tract of land from "B-4" Wholesale Business District to "PD" Planned Unit Development District. This is located in Fort Russell Township, at 5955 State Route 140, Moro, Illinois, County Board District #5, PIN#15-2-09-09-04-401-012. Mary Goode made a motion to approve the request with the staff recommended "Attachment A". Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.

2. Hearing Z20-0009- Petition of Applicant Mind, Inc., d/b/a Oleo Services, on behalf of Mike Moniger, owner of record, requesting an amendment to rezone a 4.54 tract of land from "B-4" Wholesale Business District to "PD" Planned Unit Development District. This is located in Fort Russell Township, at 5965 State Route 140, Moro, Illinois, County Board District #5, PIN#15-1-09-09-04-401-011. Mary Goode made a motion to approve the request with the staff recommended "Attachment A". Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.

I. Planning Coordinator's Report

None.

J. Adjournment

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