



Madison County Government  
**Building & Zoning Department**

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**Kurt Prenzler, CPA**  
County Board Chairman

**Agenda**

**Madison County Zoning Board of Appeals Meeting**  
**March 21, 2023 at 5:00 p.m.**  
**Madison County Board Room, Suite 203**

**1. Call of Meeting to Order**

**2. Roll Call**

- Don Metzler, Chairperson
- Thomas Ambrose
- Nicholas Cohan
- George Ellis
- Mary Goode
- Cedric Irby
- Sharon Sherrill

**3. Approval of Minutes – February 21, 2023**

**4. Overview of Zoning Petitions**

**5. Explanation of Zoning Hearing Procedures and Swearing in of All Parties**

**6. Zoning Hearings**

1. **Hearing Z23-0016** – Petition of Gary Stahlhut, applicant on behalf of Scott Stahlhut, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an addition to an existing single-family dwelling that will be 38 feet from the private roadway easement instead of the required 50 feet. This is located in an “A” Agricultural District in Helvetia Township at **11513 Hoyt Monken Road, Highland**, Illinois, County Board District #1, PIN# 01-1-24-19-00-000-002.003
2. **Hearing Z23-0017** – Petition of Leaning Fence Therapy Center, LLC, applicant on behalf of George and Jennifer Koranyi, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 35 of the Madison County Zoning Ordinance in order to have a Type “B” Home Occupation to operate an equine therapy center on site. This is located in an “A” Agricultural District in Omphghent Township at **8453 S Schiller Street, Dorsey**, Illinois, County Board District #3, PIN# 12-1-04-18-00-000-011.002
3. **Hearing Z23-0018** – Petition of Jillian Chance, owner of record with Brian Chance, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 5 in order for the chicken coop and run to be 13 feet from the east property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Edwardsville Township at **672 E Vandalia Street, Edwardsville**, Illinois, County Board District #18, PIN# 14-2-15-12-09-103-009
4. **Hearing Z23-0019** – Petition of Ryan Lybarger, owner of record with Jason Askew, requesting a Special Use Permit as per §93.023, Section D, Item 32 of the Madison County Zoning Ordinance in order to operate a Landscaping Services business on site. This is located in an “A” Agricultural District in Jarvis Township along **Troy Road, Collinsville**, Illinois, County Board District #2, PIN# 09-1-22-18-00-000-004.007
5. **Hearing Z23-0020** – Petition of James Castelli, owner of record with Amy Castelli, requesting a zoning map amendment to rezone the 5.08 acre tract of land from “R-2” Single-Family Residential District to “A”

Agricultural District. Also requesting a Special Use Permit as per §93.023, Section D, Item 38 of the Madison County Zoning Ordinance in order to operate a Riding Academy on site. This is located in Edwardsville Township at 2866 Idle Acres Lane, Edwardsville, Illinois, County Board District #17, PIN# 14-1-15-29-03-301-009

6. **Hearing Z23-0021** – Petition of Timothy Smith, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 20 of the Madison County Zoning Ordinance in order to keep chickens on site and a variance as per §93.100, Section B, Item 2 in order to have 7 chickens instead of the maximum 5 allowed. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **520 English Place, Granite City**, Illinois, County Board District #21, PIN# 18-2-14-27-04-405-030

**7. Citizens Wishing to Address the Zoning Board of Appeals**

**8. Unfinished Business**

**9. New Business**

1. Z23-0016 – Petition of Gary Stahlhut, on behalf of Scott Stahlhut
2. Z23-0017 – Petition of Leaning Fence Therapy Center, LLC, on behalf of George and Jennifer Koranyi
3. Z23-0018 – Petition of Jillian Chance
4. Z23-0019 – Petition of Ryan Lybarger
5. Z23-0020 – Petition of James Castelli
6. Z23-0021 – Petition of Timothy Smith

**10. Zoning Coordinator’s Report**

**11. Adjournment**