

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday March 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, 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

Mary Goode made a motion to approve the meeting minutes from December 18, 2018. Seconded by Tyrone Echols. Voice vote. All ayes. Motion approved.

C. Overview of Zoning Petitions and Staff Recommendations

Breana Buncher, Madison County Planning and Development, gave a brief overview of the four 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 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, PPNS#18-2-14-27-04-407-030 & 18-2-14-27-04-407-031. *Violations are still outstanding; item remained tables, no action was taken.*

G. Citizens Wishing to Address the Zoning Board of Appeals

None.

H. New Business

1. Hearing Z19-0018- Petition of Bill Rickher, applicant, and Cyril & Jane Korte, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct a residence that will be 25 feet from the north and west property lines instead of the required 50 feet. This is located in an Agricultural District in Helvetia Township, on Rinderer Road, Trenton, Illinois, County Board District #1, PPN#01-1-24-

34-00-000-001. Mary Goode made a motion to approve the request with staff-recommended conditions of approval. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.

2. Hearing Z19-0014 – Petition of Greg Haney, applicant, on behalf of David Hammond, owner of record, requesting a variance as per §93.116, Section B, Item 1 of the Madison County Zoning Ordinance in order to construct a 80.63 square foot sign that will be full-color LED message board. This is located in a "B-2" General Business District in Olive Township at 908 Veterans Memorial Drive, Livingston, Illinois, County Board District #04, PPN#08-1-05-21-00-000-007.001. Mary Goode made a motion to approve the request with an amendment of staff recommended conditions of approval to allow the sign to be on 24 hours a day, 7 days a week. 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 Z19-0015 – Petition of Bradley Smith, owner of record, requesting a variance as per §93.023, Section E, Item 3 of the Madison County Zoning Ordinance in order to construct a pole barn for housing of horses that will be 21 feet from the West property line instead of the required 50 feet. This is located in an Agricultural District in Fort Russell Township, at 7129 Fields Drive, Moro, Illinois, County Board District #05, PPN#15-1-09-04-00-000-006.005. Mary Goode made a motion to approve the request. Seconded by George Ellis. Roll-call vote. All ayes. Motion approved.

5. Hearing Z19-0016 – Petition of Plocher Family Farms, owner of record, requesting a zoning map amendment to rezone five acres from "A" Agricultural District to "B-3" Highway Business District. This is located in Saline Township, at 2810 Thole Plocher Road, Highland, Illinois, County Board District #3, Parent Parcel PPN#02-1-18-25-00-000-009. Mary Goode made to approve the request. Seconded by Sharon Sherrill. Roll-call vote. All ayes. Motion approved.

I. Planning Coordinator's Report

None.

J. Adjournment

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