

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, May 14, 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, Nicholas Cohan, George Ellis, Mary Goode, and Sharon Sherrill

Members Absent: Tyrone Echols, Thomas Ambrose

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 March 26, 2019. Seconded by George Ellis. 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 Michael and Morgan Dudley, owners of record, requesting a variance as per §93.025, Section C, Item 1 of the Madison County Zoning Ordinance in order to create a tract of land that is 96.10' in width instead of the required 100'(parcel 1). Also, a zoning map amendment to rezone a tract of land from "R-2" Single-Family Residential to "R-3" Single-Family Residential and variance as per §93.025, Section D, Item 1 in order to

create a tract of land that is 67.38' in width instead of the required 70' (parcel 2). This is located in an "R-2" Single Family Residential District in Wood River Township, at 135 Westerholdt Street, East Alton, Illinois, County Board District #13, Parent Parcel PPN#19-2-08-14-03-301-038. Mary Goode made a motion to approve the request. Seconded by Sharon Sherrill. Roll- call vote. All ayes. Motion approved.

2. Hearing Z19-0019- Petition of Charles Howland, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue the placement of a single-wide manufactured home on site for the occupancy of Brittany and Nathan Hutchinson and family for a period not to exceed 5 years. This is located in an "R-3" Single Family Residential District in Venice Township at 2648 North Street, Granite City, Illinois, County Board District #23, PPN#21-2-19-13-08-201-017. George Ellis made a motion to postpone until the next meeting. Seconded by Sharon Sherrill. Voice vote. All ayes. Motion approved.

3. Hearing Z19-0020- Petition of Beverly Lehnen, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue the placement of a single-wide manufactured home on site for the occupancy of Johanna Lehnen and family for a period not to exceed 5 years. This is located in an "R-4" Single Family Residential District in Wood River Township at 1334 4th Street, Cottage Hills, Illinois, County Board District #13, PPN#19-2-08-03-04-403-013. Mary Goode made a motion to approve the request with conditions. Seconded by Mr. Cohan. Voice-vote. All ayes. Motion approved.

4. Hearing Z19-0022- Petition of James Baucom, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single-wide manufactured home on site for the occupancy of James Baucom and family for a period not to exceed five years. This is located in an "R-4" Single Family Residential District in Nameoki Township, at 3124 West Point Avenue, Collinsville, Illinois, County Board District #23, PPN#17-2-20-36-03-307-0023. Mary Goode made a motion to approve the request with conditions. Seconded by Sharon Sherrill. Voice-vote. All ayes. Motion approved.

5. Hearing Z19-0023- Petition of James Baucom, owner of record, requesting a Special Use Permit as per §93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue placement of a single wide manufactured home for the occupancy of James Hayes and family for a period not to exceed five years. This is located in an "R-4" Single Family Residential District in Nameoki Township, at 3126 West Point Avenue, Collinsville, Illinois, County Board District #23, PPN#17-2-20-36-03-307-003. Nicholas Cohan made a motion to approve the request with conditions. Seconded by George Ellis. Voice-vote. All ayes. Motion approved.

6. Hearing Z19-0026- Petition of Michael Gillis, owner of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to place a modular home on site that will be 20 feet from the north and east property lines instead of the required 50 feet. This is located in an Agricultural District in Hamel Township, at 6809 Hoxey Drive, Worden, Illinois, County Board District #3, PPN#11-2-10-12-00-000-012. Sharon Sherrill made a motion to approve the request. Seconded by Mary Goode. Voice-vote. All ayes. Motion approved.

7. Hearing Z19-0027- Petition of Jeffrey and Michelle Dossett, owners of record, requesting a variance as per §93.025, Section B, Items 4 & 5 of the Madison County Zoning Ordinance in order to construct a residence that will be 15.50 feet from the north property line instead of the required 25 feet and 51.81 feet from the west property line instead of the required 75 feet. This is located in an "R-1" Single-Family Residential District in Jarvis Township, at 109 Locksley Court, Troy, Illinois, County Board District #2, PPN#09-2-22-28-20-401-024. Nicholas Cohan made a motion to approve the request. Seconded by Sharon Sherrill. Voice-vote. All ayes. Motion approved.

I. Planning Coordinator's Report

None.

J. Adjournment

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