

**Madison County Zoning Board of Appeals Meeting Minutes**  
**Tuesday, June 25, 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, George Ellis, Tyrone Echols, 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 May 14, 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 five zoning petitions and three unfinished business items 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. Mary Goode made a motion to deny the request due to lack of information from the petitioner. Seconded by George Ellis. Voice vote. All ayes. Motion approved.
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. Mary Goode made a motion to postpone the request. Seconded by Sharon Sherrill. Voice vote. All ayes. Motion approved.
3. Consideration of Zoning File 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 approve the request. Seconded by Mary Goode. Voice vote. All Ayes. Motion approved.

#### **G. Citizens Wishing to Address the Zoning Board of Appeals**

None.

#### **H. New Business**

1. Hearing Z19-0030- Petition of James Penn, applicant, on behalf of Penn Builders, LLC., owner of record, requesting a zoning map amendment to rezone a tract of land from "R-4" Single-Family Residential District to "B-5" Planned Business District in order to have a contractors business. This is located in St. Jacob Township, at 9622 U.S. Highway 40, St. Jacob, Illinois, County Board District #4, PPN#05-1-23-07-00-000-013. Mary Goode made a motion to approve the request. Seconded by Tyrone Echols. Voice vote. All ayes. Motion approved.
2. Hearing Z19-0031- Petition of Derrick and Jamie Ramert, owners of record, requesting a variance as per §93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order to construct an accessory structure that will be 10 feet from a private roadway easement instead of the required 50 feet. This is located in an Agricultural District in Pin Oak Township, at 7806 Maple Grove Road, Troy, Illinois, County Board District #11, PPN#10-1-16-32-00-000-001.003. Nicholas Cohan made a motion to approve. Seconded by George Ellis. Voice vote. All ayes. Motion approved.
3. Hearing Z19-0032- Petition of Rick Walter, owner of record, requesting a variance as per §93.051, Section A, Item 3, Sub (d) of the Madison County Zoning Ordinance in order to construct an accessory structure that will be located in the front yard setback area. This is located in an "R-3" Single-Family Residential District in Moro Township, at 28 Magnolia Drive, Moro, Illinois, County Board Member #5, PPN#16-2-03-31-04-403-032. Mary Goode made a motion to approve the request. Seconded by Nicholas Cohan. Voice vote. Ayes to the motion: Thomas Ambrose Nicholas Cohan, George Ellis, Tyrone Echols, Mary Goode. Nays to the motion: None. Recusal from the vote: Sharon Sherrill.
4. Hearing Z19-0033- Petition of Joe Dineff, 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 accessory structure that will be 20 feet from a private roadway easement instead of the required 50 feet. This is located in Omphgent Township, at 7679 Butcher Lane, Worden, Illinois, County Board District #3, PPN#12-1-04-28-00-000-006. Nicholas Cohan made a motion to approve the request. Seconded by Thomas Ambrose. Voice vote. All ayes. Motion approved.
5. Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinances. Mary Goode made a motion to postpone the request. Seconded by Sharon Sherrill. Voice vote. All ayes. Motion approved.

#### **I. Planning Coordinator's Report**

None.

#### **J. Adjournment**

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