

Madison County Zoning Board of Appeals Meeting Minutes
Tuesday, July 28, 2020 at 5:00 p.m.
Virtual Meeting via GoToMeeting & In-Person in the County Board Room

Members Present: Don Metzler, Thomas Ambrose, Nicholas Cohan, George Ellis, and Mary Goode

Members Absent: Tyrone Echols and Sharon Sherrill

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 July 14, 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 four zoning petitions 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 four agenda items. *Please see the Findings of Facts for a summary of each zoning hearing and public comment.*

F. Citizens Wishing to Address the Zoning Board of Appeals

Please see the Findings of Facts for a summary of each zoning hearing and public comment.

G. Unfinished Business

H. New Business

1. Hearing Z19-0039- Petition of Power Recycling, applicant on behalf of Collinsville Recycling Co., owner of record, requesting a zoning map amendment to rezone a tract of land from "R-4" Single-Family Residential District to "M-2" General Manufacturing District. Also, a Special Use Permit as per §93.035, Section D, Item 3 in order to have a junk yard and automobile wrecking yard on site. This is located in Nameoki Township at **9001 Collinsville Road, Collinsville**, Illinois, County Board District #23, PIN# 17-2-20-36-04-405-002. A **motion** was made by Mary Goode and **seconded** by George Ellis that the petition of Power Recycling and Collinsville Recycling Company be as follows: **Denied**. Roll-call vote. Ayes to the motion: Mary Goode, Nicholas Cohan, Thomas Ambrose. Nays to the motion: George Ellis. Motion approved.
2. Hearing Z19-0040- Petition of Power Recycling, applicant on behalf of Collinsville Recycling Co., owner of record, requesting a zoning map amendment to rezone two tracts of land from "R-4" Single-Family Residential District to "M-2" General Manufacturing District. Also, requesting to amend Special Use Permit Z09-0087 in order to have a junk yard and automobile wrecking yard on site. This is located in Nameoki Township at **9200 Collinsville Road, Collinsville**, Illinois, County Board District #23, PIN#s 17-2-20-36-04-405-011 & 17-2-20-36-04-405-011.001. A **motion** was made by Mary Goode and **seconded** by Nicholas Cohan that the petition of Power Recycling and Collinsville Recycling Company be as follows: **Approved with conditions**. Roll-call vote. Ayes to the motion: Mary Goode, Nicholas Cohan, George Ellis. Nays to the motion: Thomas Ambrose, Don Metzler. Motion approved.

3. Hearing Z19-0058- Petition of Shadow Wood Development, LLC., owner of record, requesting a zoning map amendment to rezone 27.68 acres from "R-2" Single-Family Residential District to "R-7" Planned Residential District in order to create a 70 lot subdivision. This is located in Jarvis Township, west of Bauer Road, Troy, Illinois, County Board District #2, PIN# 09-1-22-14-00-000-001. A motion was made by Mary Goode and seconded by Nicholas Cohan that the petition of Shadow Wood Development, LLC be postponed until the next Zoning Board of Appeals meeting with a new site plan and landscaping. Roll-call vote. All ayes. Motion approved.

4. Hearing Z20-0033- Petition of Ronald & Michelle Crook, owner of record, requesting a Special Use Permit per §93.023, Section D, Item 20 of the Madison County Zoning Ordinance in order to place a double-wide mobile home on site for the occupancy of Ronald Crook and family for a period not to exceed five years. This is located in an "A" Agricultural District in Hamel Township at **7763 Green Hedge Road, Edwardsville**, Illinois, County Board District #3, PIN# 11-1-10-05-00-000-017.004. A **motion** was made by George Ellis and **seconded** by Nicholas Cohan that the petition of Ronald & Michelle Crook be as follows: Approved with Conditions. Roll-Call Vote: Ayes to the motion: Nicholas Cohan and George Ellis. Nays to the motion: Thomas Ambrose, Mary Goode, and Don Metzler. Motion failed. Request **denied**.

I. Planning Coordinator's Report

None.

J. Adjournment

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