



Madison County Government
Building & Zoning Department

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Kurt Prenzler, CPA
County Board Chairman

Agenda

**Madison County Zoning Board of Appeals Meeting
August 22, 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 – June 27, 2023

4. Overview of Zoning Petitions

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

6. Zoning Hearings

1. **Hearing Z23-0046** – Petition of Nicole Jones, 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 the property and a variance to have 6 chickens instead of the maximum 5 allowed. Also requesting a variance as per §93.100, Section B, Item 5 for the chicken coop to be 17 feet from the east property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Chouteau Township at **521 E Chain of Rocks Road, Granite City, Illinois**, County Board District #21, PIN# 18-2-14-27-04-406-009
2. **Hearing Z23-0048** – Petition of Ed Tidwell, 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 place a single-wide mobile home on site for the occupancy of Aaron Tidwell and Briana Tidwell for a period not to exceed 5 years. This is located in an “R-4” Single-Family Residential District in Wood River Township at **1342 1st Street, Cottage Hills, Illinois**, County Board District #5, PIN# 19-2-08-03-04-406-012
3. **Hearing Z23-0050** – Petition of Edwin Winkler, owner of record, requesting a Special Use Permit as 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 Marilyn Stevens for a period not to exceed 5 years. This is located in an “A” Agricultural District in Pin Oak Township at **9029 Pin Oak Road, Edwardsville, Illinois**, County Board District #11, PIN# 10-1-16-14-00-000-001.004
4. **Hearing Z23-0051** – Petition of Clifton Arbuckle, applicant on behalf of Kelly Mensman, 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 the property and a variance to have 12 chickens instead of the maximum 5 allowed. Also requesting a variance as per §93.100, Section B, Item 6 for the chicken run to be 12 feet from the east property line instead of the required 20 feet. This is located in an “R-3” Single-Family Residential District in Fort Russell Township at **373 Maple Drive, Bethalto, Illinois**, County Board District #14, PIN# 15-2-09-08-04-405-011

7. Citizens Wishing to Address the Zoning Board of Appeals

8. Unfinished Business

9. New Business

1. Z23-0046 – Petition of Nicole Jones
2. Z23-0048 – Petition of Ed Tidwell
3. Z23-0050 – Petition of Edwin Winkler
4. Z23-0051 – Petition of Clifton Arbuckle, on behalf of Kelly Mensman

10. Zoning Coordinator's Report

11. Adjournment