

**Madison County Zoning Board of Appeals Meeting Minutes**  
**Tuesday, August 27, 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, George Ellis, Tyrone Echols, Mary Goode, and Sharon Sherrill

**Members Absent:** Nicholas Cohan

**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 June 25, 2019. 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 two 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. Citizens Wishing to Address the Zoning Board of Appeals**

None.

**G. Unfinished Business**

1. 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 Tyrone Echols. Roll-call vote. All ayes. Motion approved.
2. Consideration of Petition requesting a text amendment to Chapter 93 of the Madison County Code of Ordinance. Sharon Sherrill made a motion to postpone. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.

**H. New Business**

1. Consideration of Zoning File Z19-0035 – Petition of Angelina A. Highlander, 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 continue placement of a double-wide manufactured home on site for the occupancy of Steven T. Lebro and family for a period not to exceed five (5) years. This voids Z09-0119. This is located in an Agricultural District in Moro Township at 8342 St. James Drive, Moro, Illinois, County Board District #5, PIN#16-1-03-24-00-000-001. Mary Goode made a motion to deny the request. Seconded by Tyrone Echols. Voice vote. Ayes to motion;

Mary Goode, Tyrone Echols, George Ellis, Thomas Ambrose. Nays to the motion; Sharon Sherrill. Motion approved.

2. Consideration of Zoning File Z19-0036 - Petition of Samuel Furfaro III and Marcella J. Tiemann, owners of record, requesting a Special Use Permit as per §93.023, Section D, Item 10 in order to have a private aircraft landing field on site. This is located in an Agricultural District in St. Jacob Township, at 10372 W. Aster Road, St. Jacob, Illinois, County Board District #4, PIN#05-1-23-20-00-000-004 & PIN# 05-1-23-21-00-000-001 Mary Goode made a motion to approve the request. Seconded by Thomas Ambrose. Roll-call vote. All ayes. Motion approved.
3. Consideration of Zoning File Z19-0037 – Petition of Troy and Susie Crase, owners of record, requesting a variance as per §93.051, Section A, Item 3, Sub (c) 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-2" Single-Family Residential District in Saline Township, at 3833 Summer Lane, Highland, Illinois, County Board District #3 PIN#02-2-18-17-02-201-011. Mary Goode made a motion to approve the request. Seconded by Sharon Sherrill. Roll-call vote. All Ayes. Motion approved.
4. Consideration of Zoning File Z19-0041 - Petition of William and Ellen Nettles, 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 garage addition to an existing home that will be 25 feet from the west property line instead of the required 50 feet. This is located in Pin Oak Township, at 4159 S. Peradotti Road, Edwardsville, County Board District #11, PIN# 10-1-16-08-00-000-007. Sharon Sherrill made a motion to approve the request. Seconded by Tyrone Echols. Roll-call vote. All ayes. Motion approved.
5. Consideration of Zoning File Z19-0042- Petition of M & M Service Company, applicant and owner of record, requesting a Special Use Permit as per §93.023, Section D, Item 4 of the Madison County Zoning Ordinance to continue utilizing the site for the storage of liquid propane. This is located in an Agricultural District in Olive Township, at 8397 E. Frontage Road, New Douglas, Illinois, County Board District #4, PIN#08-1-05-22-00-000-005.007. Mary Goode made a motion to approve the request. Seconded by Tyrone Echols. Roll-call vote. All ayes. Motion approved.

**I. Planning Coordinator's Report**

None.

**J. Adjournment**

George Ellis made a motion to adjourn the meeting. Seconded by Mary Goode. Voice-vote. All ayes. Motion approved. Meeting adjourned.