

**Zoning Board of Appeals Meeting Minutes  
Tuesday September 25, 2018 at 5:00 p.m.  
157 N. Main Street, Suite 254, Edwardsville, IL**

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

**Members Absent:** Tyrone Echols

**A. Call to Order**

Don Metzler called the meeting to order at 5:00 p.m. and conducted roll call.

**B. Approval of Minutes**

Thomas Ambrose made a motion to approve the meeting minutes from August 28, 2018. Seconded by George Ellis. Voice vote. All ayes. Minutes approved.

**C. Overview of Zoning Petitions and Staff Recommendations**

Andi Campbell Yancey, Madison County Planning and Development, gave a brief overview of the seven zoning petitions and one 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. Z18-0007 – Petition of Stephen Edwards requesting a special use permit for a drive-up window. Mary Goode made a motion to deny the request. Seconded by Thomas Ambrose. Voice vote. All ayes. Motion approved.

**G. New Business**

1. Z18-0058– Petition of Victor Olvera-Ramirez requesting a special use permit to continue the placement of a manufactured home on the site. Mary Goode made a motion to approve the request with conditions. Seconded by George Ellis. Voice vote. All ayes. Motion approved.
- 2&3.** Z18-0060 – Petition of Edwardsville Solar I, LLC requesting a special use permit to develop a 2-megawatt community solar garden.  
Z18-0061 – Petition of Edwardsville Solar II, LLC requesting a special use permit to develop a 2-megawatt community solar garden on the site.  
George Ellis made a motion to approve Z18-0060 and Z18-0061 with conditions. Seconded by Mary Goode. Voice vote. Mary Goode, Nicholas Cohan, and George Ellis voted aye. Thomas Ambrose voted nay. Motion approved.
4. Z18-0062 – Petition of Iona Bertels requesting variances for reduced lot size and lot width. Mary Goode made a motion to approve the request. Seconded by George Ellis. Voice vote. All ayes. Motion approved.
5. Z18-0065 – Petition of Brian Forbes requesting a zoning map amendment. Art Asadorian, County Board Member, and Dana Ficker, 1608 Wellington Drive, Granite City, spoke in opposition to the map amendment citing concerns with increased commercial activity in a residential area. Given the opposition to his request, Mr. Forbes opted to withdraw his zoning petition during the hearing proceedings. Mr. Forbes' petition has been officially withdrawn and will not be considered further.

6. Z18-0066 – Petition of John and Debbie Miller requesting setback and lot size variances. Mary Goode made a motion to approve the request. Seconded by Nicholas Cohan. Voice vote. Mary Goode, Nicholas Cohan, and George Ellis voted aye. Thomas Ambrose voted nay. Motion approved.
7. Z18-0067 – Petition of Chad Wernle requesting a setback variance. Mary Goode made a motion to approve the request. Seconded by Nicholas Cohan. Voice vote. All ayes. Motion approved.

**H. Planning Coordinator's Report**

Andi Campbell Yancey stated that there would be no hearings in October and the next meeting docket would be set for November.

**I. Adjournment**

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