

**Building & Zoning Committee  
Meeting Minutes for June 3, 2021**

**Members Present:**

Mick Madison, Chairman  
Dalton Gray  
Terry Eaker  
Ryan Kneedler  
Bill Meyer  
Nick Petrillo  
Robert Pollard  
Bobby Ross

**Members Absent:**

Victor Valentine

**Others Present:**

Noelle Maxey	Marilyn Washburn
Chris Doucleff	Chris Hankins
Whitt Whitsell	

**Call of Meeting to Order and Roll Call:**

Chairman Madison called the regular meeting of the Building & Zoning Committee to order at 5:00 p.m. and conducted roll call.

**Approval of Minutes:**

Chairman Madison asked the Committee if everyone reviewed the minutes from the May 6, 2021 meeting. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Noelle Maxey, Assistant Planner, gave the overview of the five zoning petitions and two subdivisions on the agenda.

Ms. Maxey introduced Resolution Z21-0026, petition of Steven and Karen Bauer, owners of record, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance to have the property width be 36 feet wide at the front yard setback of the northern-most part of the parcel instead of the required 150 feet. Ms. Maxey stated the subject property is located along Bauer Road in Troy and zoned "A" Agricultural District. Ms. Maxey explained the applicants are planning to subdivide off another 2 acre tract from the large farm property and leave a 36 foot gap between the new property line and the adjacent property to the north for farm equipment access, so they are requesting that part of the property to be 36 feet wide instead of the required 150 feet of width. Ms. Maxey stated there are no outstanding violations on the property, one adjacent property owner expressed concerns regarding the future use of the 36 foot gap at the hearing, and ZBA recommended approval unanimously.

Ms. Maxey introduced Resolution Z21-0027, petition of Michael Prosser, owner of record, and Gay Harper, requesting a variance as per §93.025, Section C, Item 3 of the Madison County Zoning Ordinance in order to construct a new single-family dwelling that will be 7 feet from the north property line instead of the required 40 feet. Ms. Maxey stated this property is located at 11 N Shore Lane in Collinsville and zoned "R-2" Single-Family Residential. Ms. Maxey stated they are requesting a variance in order to construct a new single-family dwelling 7 feet from the north property line instead of the required 40 feet, they are limited on building area due to the floodplain and steep slopes on the property, and the home will be 7 feet from the property line but still 35 feet from the edge of N Shore Lane. Ms. Maxey stated there are no outstanding violations, no opposition had been expressed, and ZBA recommended approval unanimously. Chairman

Madison asked what the next door neighbors have said, to which Ms. Maxey replied that she had not heard from any neighbors.

Ms. Maxey introduced Resolution Z21-0028, petition of Parker and Joe Stimac, on behalf of Geneva Ricks, Administrator of the Estate of James Williams, requesting a zoning map amendment to rezone a tract of land from "R-4" Single-Family Residential District to "M-2" General Manufacturing District in order to construct a storage building on site. Ms. Maxey stated this is located at 168 Douglas Place in Granite City and explained that they are requesting to rezone to "M-2" in order to have the general "storage" use on the property to construct a building for the storage of landscaping equipment with no office or customers coming on site. Ms. Maxey stated there are no outstanding violations, one adjacent property owner provided a letter of opposition, and ZBA recommended approval unanimously.

Ms. Maxey introduced Resolution Z21-0031, petition of Jason Durrett, owner of record, requesting a zoning map amendment to rezone a tract of land from "R-4" Single-Family Residential District to "B-2" General Business District in order to use the existing structure as office space or for a barber shop and/or beauty salon and a variance as per §93.030, Section B, Item 7 of the Madison County Zoning Ordinance in order for the existing commercial structure to be 25 feet from the east and south property lines instead of the required 50 feet. Ms. Maxey stated this is located at 101 Lenox Avenue in Granite City and explained that the existing commercial structure is legal non-conforming and has been operating as a barber shop for decades. Ms. Maxey stated the applicant is wanted to sell the property commercially so the existing structure can continue to be used for a barber shop and beauty salon or office space. Ms. Maxey stated there are no outstanding violations, no opposition has been expressed, and ZBA recommended approval unanimously.

Ms. Maxey introduced Resolution Z21-0032, petition of Wilson Waggoner, applicant on behalf of Darrel Keller, Trustee of the Lorraine M. Keller Declaration of Trust, requesting a variance as per §93.023, Section B, Item 1, Subsection (a) of the Madison County Zoning Ordinance to have the eastern-most 115 feet of a new private roadway easement be as narrow as 18.5 feet instead of the required 40 feet. Ms. Maxey stated the property is located at 2949 Old Troy Road in Glen Carbon and is zoned "A" Agricultural District. Ms. Maxey stated the existing driveway runs through a narrow space between two other properties and will be converted to a private roadway easement through a proposed subdivision splitting off the area around the existing home from the rest of the farm property. Ms. Maxey stated there are no outstanding violations, no opposition had been expressed, and ZBA recommended approval unanimously.

Ms. Maxey introduced Lakeshore Subdivision – Minor Plat. Ms. Maxey stated the property is within the 1.5 mile growth area of the City of Granite City, City of Edwardsville, City of Madison, and Village of Pontoon Beach, giving each the option to review the subdivision. Ms. Maxey stated she has been in contact with Pontoon Beach, but has not received anything from Granite City, Edwardsville, or Madison, so staff is requesting the subdivision be postponed to the next meeting.

Ms. Maxey introduced Cypress Field – Minor Plat. Ms. Maxey stated this is a 2 lot minor subdivision plat, with Lot 1 being 2.5 acres and Lot 2 being 2.33 acres, and the property, which is zoned "A" Agricultural District, is located along Cypress Road in St. Jacob Township. Ms. Maxey stated the property is within the 1.5 mile growth area of the Village of St. Jacob, giving them the option to review the subdivision, and St. Jacob provided a letter opting out of review. Ms. Maxey stated there is an existing single-family dwelling on Lot 1, and Lot 2 has an existing accessory structure with plans to build a new single-family dwelling on the lot. Ms. Maxey stated both lots have access of Cypress Road, there is no floodplain on the property, and the proposal satisfies all zoning and subdivision requirements.

Mr. Ross asked what the opposition was for Resolution Z21-0028, petition of Parker and Joe Stimac. Chairman Madison stated this is a residential street with railroad tracks across the street zoned "M-2," and they have to decide if the zoning and use are ok for this property. Chairman Madison stated that the lady who submitted the letter was ok with the proposed use, but was concerned about the property becoming "M-2" and what other uses could go on it in the future. Mr. Ross asked if the surrounding properties are manufacturing, to which Chairman Madison responded that behind this property and to the south is all zoned residential. Chairman Madison stated the property used to have a legal non-conforming bar that has been torn down. Mr. Petrillo stated that he spoke with the Township Supervisor for Chouteau, and he did not have a problem with the proposal.

**Pre-Application Presentation:**

None

**Citizens Wishing to Address the Committee:**

Chairman Madison asked if there are any members of the public wishing to address the Committee.

Marilyn Washburn, representative for Jason Durrett, applicant of Resolution Z21-0031, stated the building has been used for a barber shop for over 60 years, and the property has never been zoned correctly. Ms. Washburn stated that Mr. Durrett has operated a barber shop there, and his father operated it before him, but he is retiring and wants to sell the property commercially. Mr. Petrillo stated he also spoke with the Chouteau Township Supervisor regarding this request, and he wants it to be zoned properly.

**Unfinished Business:**

None

**New Business:**

Chairman Madison brought in Resolutions Z21-0026, Z21-0027, Z21-0031, and Z21-0032, Cypress Field – Minor Plat, the Purchase Request – FY 2021 Services for Weekly Recycle and Shred Pickups for the Various Madison County Facilities, and the Purchase Order Report to be voted on together. Mr. Doucleff, Department Administrator, described the purchase request. Mr. Ross made a motion to approve all above items. Seconded by Mr. Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z21-0028. Chairman Madison stated that a lot of times the neighbors have issues with these kinds of requests, and he wants to do a special district when we get these sort of requests. Mr. Doucleff stated “M-2” was chosen for this request since it is adjacent, and it would not be spot zoning, which it would be if we used the planned district. Ms. Maxey stated that planned districts are not always the best option, and future property owners would have to rezone or amend the district if they wanted to do something else on the property than what had been previously approved. Ms. Maxey stated “M-2” was used since there is “M-2” already adjacent, and there is a general “storage” use in “M-2” that is not within other zoning district. Ms. Maxey stated changing to a planned district at this point would require the applicants to withdraw their petition and start the whole process over, including paying another application fee. Mr. Petrillo asked what exactly the applicant is planning to put on the property, to which Mr. Doucleff stated there would just be a building for storage. Chris Hankins, County Board member for this district, stated there is a house directly to the south of this property, and he spoke with that owner, and they were ok with the building but didn’t want business traffic on the road. Mr. Ross asked if they could do a business district instead, to which Mr. Doucleff responded there would be no business activity on the property, just storage, and that would be spot zoning. Mr. Petrillo asked if we could do less than “M-2,” to which Mr. Doucleff responded that the storage use is in “M-2.” Mr. Hankins stated he would go speak with the neighbors again before the County Board meeting. Chairman Madison asked for a motion for Resolution Z21-0028. Mr. Petrillo made a motion to approve. Seconded by Mr. Meyer. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion to postpone Lakeshore Subdivision – Minor Plat to the next meeting. Mr. Ross made a motion to postpone. Seconded by Mr. Eaker. Roll-call vote. All ayes. Motion passes.

**Administrator’s Report:**

Mr. Doucleff stated we are hold an electronic waste event on June 12<sup>th</sup>, but it is booked. The next would be September 11<sup>th</sup> and then October 9<sup>th</sup>.

**Adjournment:**

Mr. Ross made a motion to adjourn the meeting. Seconded by Mr. Eaker. Voice-vote. All ayes. Motion approved.

Meeting adjourned.