

Building & Zoning Committee
Meeting Minutes for August 5, 2021

Members Present:

Mick Madison, Chairman
Dalton Gray
Terry Eaker
Ryan Kneeder
Bill Meyer
Robert Pollard
Bobby Ross
Victor Valentine

Members Absent:

Nick Petrillo

Others Present:

Noelle Maxey	Rusty Redman
Jen Hurley	Rodney Lanham
Chris Doucleff	Jason Armbruster

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 July 1, 2021 meeting. Chairman Madison approved the minutes.

Zoning Petitions and Subdivision Overview:

Noelle Maxey, Zoning Coordinator, gave the overview of the six zoning petitions and six subdivisions on the agenda.

Ms. Maxey introduced Resolution Z21-0029, Petition of Steve Martin, owner of record with Monica Martin, requesting a variance in order to create a new tract of land that would leave the parent parcel with only 75 feet of property width at the front yard setback instead of the required 150 feet of width. Ms. Maxey stated this property is zoned "A" Agricultural, and the applicant is wanting to subdivide the property to create a new 2.19 acre lot from the large farm property for a new single-family dwelling; however, the proposal would leave the parent parcel with 75 feet of width at the front yard setback instead of the required 150 feet of width. Ms. Maxey stated there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval unanimously.

Ms. Maxey introduced Resolution Z21-0039, petition of Darrel and Kimberly Goacher, owners of record, requesting a Special Use Permit in order to place a double-wide mobile home on site for the occupancy of Darrell and Kimberly Goacher and family for a period not to exceed 5 years. Ms. Maxey stated the property is zoned "R-4" Single-Family Residential District, and the applicants are requesting a Special Use Permit to place a 2021 double-wide mobile home on site for their own occupancy. Ms. Maxey stated there are no outstanding violations, staff received an opposition letter from one neighbor, and the ZBA unanimously recommended approval with conditions.

Ms. Maxey introduced Resolution Z21-0044, petition of Nic Frey, owner of record, requesting a zoning map amendment to rezone the approximately 2.8 acre tract of land from "B-3" Highway Business District to "M-2" General Manufacturing District in order to operate motor freight terminal on site. Ms. Maxey stated the applicant is requesting to rezone the property from

“B-3” Highway Business to “M-2” General Manufacturing to operate a motor freight terminal on site, the lot is currently vacant, and the applicant is proposing a 20,000 square foot structure to be used for the shipping business, fencing around the whole property, and a detention basin. Ms. Maxey stated there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval unanimously.

Ms. Maxey introduced Resolution Z21-0046, petition of Rusty Redman, applicant on behalf of International Union of Operating Engineers, Local 520 JATC, owner of record, requesting two variances in order to construct a new training building that will be located on the existing property line, with 50 feet of the structure extending to the west over the property line and 305 feet of the structure extending to the east over the property line. Ms. Maxey stated this request is for two properties that are used as a training facility for the International Union of Operating Engineers, the eastern property is zoned “B-2,” and the western property is dual-zoned “B-2” and “A.” Ms. Maxey stated the union is wanting to construct a new training building on site, but the proposed location would have the building sitting on the property line between the two parcels, with 50 feet of the structure extending east over the line and 305 feet west over the line. Ms. Maxey stated that staff first had required that the two properties be combined into one to eliminate the issue of building on the property line, but that was not an option after it was discovered that the property line was also on a township line, and a parcel cannot extend over a township line. Ms. Maxey stated that instead, the owner will be cutting out a 5.74 acre tract from the west parcel that would encompass the proposed structure on that side of the line so that the rest of the property wouldn’t be affected. Ms. Maxey stated this is not a variance Building & Zoning would typically allow, so the department is leaving it up to the County Board to make the final decision. Ms. Maxey stated there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval unanimously. Chairman Madison asked the applicant if he has spoken with both township and if they came to an agreement regarding taxing, to which the applicant responded that he has spoken with both, and they will either each tax however much of the building is on each side of the township line, or Jarvis might forfeit their portion if it went to St. Jacob township.

Ms. Maxey introduced Resolution Z21-0048, petition of Three Guys, LLC, d/b/a Foundry Public House, on behalf of Holishor Association, Inc., owner of record, requesting a Special Use Permit in order to operate an eating and drinking establishment in the existing structure on site. Ms. Maxey stated the property is zoned “B-3” Highway Business, the applicants are requesting a Special Use Permit to operate a new eating and drinking establishment in a leased area of the existing structure, and they would also be utilizing the existing parking lot and a patio area attached to the structure. Ms. Maxey stated there are no outstanding violations, no opposition had been expressed, and the ZBA recommended approval unanimously.

Ms. Maxey introduced Resolution Z21-0049, petition of John and Christina Geiler, owners of record, requesting a Special Use Permit in order to place a double-wide mobile home on site for the occupancy of John and Christina Geiler and family for a period not to exceed 5 years and a variance for one corner of the mobile home to be 12 feet from the north property line instead of the required 50 feet. Ms. Maxey stated the property is zoned “A” Agricultural, the applicants are requesting a Special Use Permit to place a 2021 double-wide mobile home on site for their own occupancy, and the placement of the mobile home would have one corner only 12 feet from the north property line. Ms. Maxey stated the applicants also own the adjacent properties to the north, west, and northwest and would be combining the lots in the future, which would eliminate the 12 foot setback. Ms. Maxey stated there are no outstanding violations, no opposition had been expressed, and the ZBA unanimously recommended approval with conditions. Chairman Madison noted there were no other mobile homes in the area, and Ms. Maxey confirmed there was no opposition received from any neighbors.

Ms. Maxey introduced Operating Engineers Subdivision – Minor Plat. Ms. Maxey stated this is a 2 lot minor subdivision plat, with Lot 1 being 5.74 acres in the “B-2” section of the property and the remnant being 68.36 acres of dual-zoned “B-2” and “A” land. Ms. Maxey stated that as she mentioned earlier, staff first wanted them to combine the parcels to eliminate the setback issues, but since the property line is also a township line, staff and the applicants worked together to come up with the idea to create a new lot from the western tract that would encompass the proposed structure on that side of the property line. Ms. Maxey stated the applicants proposed a 25 foot wide easement from Triad Road to access the new lot, there is no floodplain in the area where the new lot would be, and the proposed layout satisfies all zoning and subdivision requirements.

Ms. Maxey introduced Merkle Subdivision – Minor Plat. Ms. Maxey stated this is a 2 lot subdivision, with Lot 7A being 3.28 acres and Lot 7B being 2.0 acres. Ms. Maxey stated that the property is zoned “A” Agricultural, is within the 1.5 mile growth area of the City of Highland, and Highland has provided a letter opting-out of review. Ms. Maxey stated that the applicant proposed a 40 foot wide easement to access Lot 7A, and Lot 7B will have direct access to Becker Road. Ms. Maxey stated there is no floodplain on the property, both new lots were approved for property width variances in July, and the proposed layout satisfies all other zoning and subdivision requirements.

Ms. Maxey introduced LMK Subdivision – Minor Plat. Ms. Maxey stated this is a 2 lot subdivision, with Lot 1 being 12.43 acres and containing the vacant home and accessory structures and the remnant being 95.61 acres of row cropping. Ms. Maxey stated the property is within the 1.5 mile growth area of Glen Carbon, Edwardsville, and Troy, and all three municipalities provided letters opting-out of review. Ms. Maxey stated there is no floodplain on the property, the applicant was approved for a variance for a width of a section of the new private roadway easement in June, and the proposed layout satisfies all other zoning and subdivision requirements.

Ms. Maxey introduced Stonebriar Manors Phase 2 – Preliminary Plat. Ms. Maxey stated this is a 49 lot preliminary plat, the property is zoned “R-3,” which has a minimum lot size of 9,000 square feet, and the preliminary plat contains 48 developable lots ranging in size from 11,500 square feet to 23,413 square feet and one 68,377 square foot outlot for stormwater detention. Ms. Maxey stated the property is currently 20.7 acres, the applicants have a pre-annexation agreement with the City of Troy, and Troy reviewed and approved this preliminary plat and will be providing public sewers to the lots. Ms. Maxey stated there are 3 proposed public roadways, two of which will end in permanent cul-de-sacs, and one will have a temporary turnaround until it can be connected with the public roadway in the future subdivision directly north of this property, and the outlot will be accessed by a 50 foot wide easement through Lot 70. Ms. Maxey stated the subdivision will be developed in phases, beginning with lots along Glendale Drive, there is no floodplain on the property, the developers will submit improvement plans to be reviewed by the department and outside consultants before applying for the final plat, and the proposed preliminary plat satisfies all County and Troy zoning and subdivision requirements.

Ms. Maxey introduced Schmalz Road – Preliminary and Final Plats. Ms. Maxey stated this is a 7 lot major subdivision, the property is zoned “A” Agricultural, the property is currently 79 acres in size, and the proposal includes 6 developable lots ranging from 2 to 2.78 acres in size and one 66 acre remnant lot that will developed into more lots in the future. Ms. Maxey stated there is a pre-annexation agreement with Troy, Troy reviewed and approved both the preliminary and final plats, and Troy will be providing the lots with public sewer upon annexation, but all lots will require a private sewage system until then. Ms. Maxey stated there are no roadways being proposed at this time, as all 6 developable lots will have access to Schmalz Road, and the remnant lot will be accessed by a 70 foot wide private roadway easement until it is dedicated as a public roadway in the future when more lots are created. Ms. Maxey stated Madison County has existing easements in the northeast section of the property for the construction and maintenance of a retention basin on the property, the construction easement would be vacated when construction of the basic is completed, but the 50 foot wide access easement and maintenance easement around the basin would remain. Ms. Maxey stated the maintenance easement would be located in the southeast corner of Lot 3, across the entire southern portion of Lot 2, and cover much of Lot 1, which also contains the access easement, so building on Lot 1 would be very limited due to the easements. Ms. Maxey stated there is no floodplain on the property, the applicant provided a private sewage plat that was reviewed and approved by Chris Doucleff, Department Administrator, and since there are no improvements being proposed, we were able to go straight from preliminary to final plat and skip the improvement plans phase. Ms. Maxey stated the proposed layout satisfies all County and Troy zoning and subdivision requirements. Chairman Madison asked if the two lots with the easements will be big enough for private sewage, to which Mr. Doucleff stated they would be.

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. There were no members of the public wishing to speak at this time.

Unfinished Business:

Chairman Madison began a discussion regarding the Ordinance Authorizing a Text Amendment to Chapter 93 of the Madison County Code of Ordinances. Chairman Madison stated he talked to some builders and got some ideas of what should be included in the post-frame dwelling regulations. Mr. Doucleff listed some of the proposed regulations and stated that these would be for Special Use Permits for post-frame dwellings on 2-5 acre agricultural lots, while agricultural lots 5 or more acres in size would be permitted to have post-frame homes that look like pole barns. Chairman Madison discussed the effects pole barn homes could have on adjacent neighbors and the neighborhood and stated these regulations could give more oversight and have less of an effect on neighbors. Chairman Madison asked for a motion to postpone until the next meeting. Mr. Gray made a motion to postpone. Seconded by Mr. Eaker. Voice-vote. All ayes. Motion passes.

Chairman Madison asked for a motion to approved Schmalz Road Subdivision – Preliminary Plat. Mr. Ross made a motion to approve. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion passes.

New Business:

Chairman Madison brought in Resolution Z21-0039 for discussion. Chairman Madison stated the person who sent a letter of opposition does not have any mobile home near him on his street, but there are mobile homes on the street behind him where this new mobile home would be going. Ms. Maxey stated that there was a mobile home on this property in the past. Mr. Eaker suggested postponing until the next meeting so they can speak with the County Board member for the area and to see what kinds of mobile homes are in the area. Mr. Doucleff stated this would be a double-wide mobile home, and Ms. Maxey stated it is a 2021 so it would be brand new. Mr. Doucleff stated he doesn't see this being an issue or bringing down property values. Mr. Eaker stated he was concerned with the comment that people were living in the garage, to which Mr. Doucleff stated the applicant said they had been out there and had some stuff out there, but no one was ever living in the garage. Mr. Eaker made a motion to approve. Seconded by Mr. Pollard. Roll-call vote. Ayes to the motion by Mr. Gray, Mr. Eaker, Mr. Kneedler, Mr. Pollard, Mr. Ross, and Mr. Valentine. Nays to the motion by Chairman Madison and Mr. Meyer. Motion passes.

Chairman Madison brought in Resolutions Z21-0029, Z21-0044, Z21-0046, Z21-0048, and Z21-0049, Operating Engineers Subdivision – Minor Plat, Merkle Subdivision – Minor Plat, LMK Subdivision – Minor Plat, Stonebriar Manors Phase 2 – Preliminary Plat, Schmalz Road Subdivision – Final Plat, Resolution Authorizing the Demolition of Unsafe Buildings and Structures – 5345 Chain of Rocks Road, Edwardsville; 667 Barkley Street, Granite City; 5147 Old Alton Road, Granite City, and the Purchase Order Reports to be voted on together. Mr. Ross made a motion to approve all above items. Seconded by Mr. Meyer. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff gave an update on the number of permits taken in by the department compared to this time last year.

Mr. Doucleff stated that we are holding an e-waste collection event September 11 at the CJD E-cycling facility. Mr. Doucleff stated we will have another one in October.

Adjournment:

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

Meeting adjourned.