

**Building & Zoning Committee
Meeting Minutes for April 7, 2026**

Members Present:

Mick Madison, Chairman
Frank Dickerson
Terry Eaker
John Janek
Fred Michael
Nick Petrillo
Bobby Ross

Members Absent:

None

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator

Call of Meeting to Order and Roll Call:

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

Public Comment:

Eddie Lee spoke about Resolution Z26-0015. He is the Supervisor of Chouteau Township and is opposed to the rezoning. He states the property has been a problem for quite a while with multiple violations, and the residents in the area and the Township do not want the zoning for the property to change.

Stacey Smith spoke in opposition to Resolution Z26-0015. She states that she did some research after last month's meeting and discovered that according to the County website, Mr. Dinceroglu owns 1.2 million dollars of property and doesn't know why he said he would move into the subject property and rent one of the apartments, but she thinks it should be a requirement. Ms. Smith also said he currently lives in a home that has 9 bedrooms and is valued at \$650,000 in Edwardsville and wonders why he wants to move in and ruin her neighborhood.

Nora Cobb spoke in opposition to Resolution Z26-0015. She states that she lives down the street from the subject property and has been there for over 30 years, and the property has been a problem for that whole time. Ms. Cobb said the property is not maintained well, the dumpster is constantly overflowing, the fence is falling in the back, and things are repeatedly brought in and out. She is already concerned about two neighboring properties that have issues caused by people who are not the owners of the properties and doesn't want more tenants causing additional problems in a residential area.

Teri Gonterman spoke in opposition to Resolution Z26-0015. She said that she has lived down the street from the subject property for 40 years and remembers a rezoning request 9 years ago that wasn't approved. She said since then, he has made the property look terrible. She worries that the property owner lives in a nice neighborhood elsewhere and won't take care of this property. She also described the building materials that were constantly brought in and out of the property.

Thomas Maag spoke about Resolution Z26-0015. He is an attorney representing the owner of the subject property. He said that the dollar amount of property owned by his client is not grounds to discriminate against him. Mr. Maag discussed and addressed some of the items that were brought up at the last meeting. He stated that the property owner was accused of not having trash service and having the dumpster emptied at two in the morning; Mr. Maag said the owner has the dumpster on the property on a twice-a-week pick-up schedule. He said that if the Board and the residents don't want vacant property that is poorly maintained in their area, then the owner should be given an incentive to make repairs and get the building occupied to improve the neighborhood. He asks the Board to approve the rezoning. Mr. Maag said that most of the work was already done to the building before the current owner purchased it, as it was a liquor store or Quick-Mart back then. He stated that it could be a liquor store again, among other

things, but his client would rather add two additional residences to go along with the current two residences that are currently there. Mr. Maag stated that this is a residential area and his client wants to put residential apartments in a building that already has residential features.

David White spoke in opposition to Resolution Z26-0015. He has lived across the street from the subject property for many years and remembers the same rezoning request that was denied 9 years ago. Mr. White said he does feel sorry for the current owner, since he has this property that he can't do much with, and knows it has been several businesses through the years that couldn't make it, so they closed. He is pretty sure there are 4 apartments built in the lower level that were created without the Board's permission and were rented out a while back until the neighbors called to complain and an inspector informed them they were not allowed to do that. Mr. White states that there is not enough room on this property to have a multi-family housing unit, as it is less than half an acre and it has no yard or grassy areas. He also worries about any future additions on the property of more apartments. Mr. White said he is convinced that if this zoning change is allowed, the neighbors in the area will see a significant drop in property values. He stated he is also concerned about the parking spots for the apartments being so close to such a busy road.

Bill Rodgers spoke in opposition to Resolution Z26-0015. He discussed the rezoning request that was denied 9 years ago. He also stated that he can see the constantly overflowing dumpster, where things don't get cleaned up, from his home nearby. He said that just this past weekend things blew out of the dumpster and since nobody cleaned it up it blew into the road. He is disappointed that his property taxes went up when he lives by a junkyard. He spoke about some of the past owners and tenants of the building and how they maintained the property.

Charles Cobb spoke in opposition to Resolution Z26-0015. He discussed the problems with the dumpster, and states that he has been watching it for the last two weeks, and it has been full and overflowing for a week. Mr. Cobb also stated that all the neighbors speaking against the rezoning own their homes and are not from the nearby trailer parks that are rented and not owned by the occupants. He said they all want to keep their neighborhood nice, and they take care of their properties, but the owner of the subject property does not keep up with the maintenance of his property. Mr. Cobb discussed some of the other issues in the neighborhood.

Matt Noeth spoke about Resolution Z26-0021 and how it is triple zoned. He is the Applicant and owner of the property, and states the lot is currently vacant. He wants to change the zoning to B-4 in order to put in small buildings to rent out for storage. He said that directly across the street is zoned as Commercial inside the Village of Glen Carbon. He said along the side of the road his property is on, the zoning on the road frontage is almost all zoned B-3 for Business. Mr. Noeth states there are also bigger self-storage facilities close by, as well as directly across the street are several commercial buildings on Route 66 Business Park Drive. He hopes that his request to rezone the entire property to B-4 will be approved. Chairman Madison asked about the homes close to the property. Mr. Noeth said that immediately to the west is a home where the owner also runs a contracting business, and there is a house two lots away to the east of the subject property.

Brian Pashea spoke in opposition to Resolution Z26-0021. He lives across the street from the subject property, next to the Critter Camp on the Glen Carbon side of the street. He said that there are already two other very large storage unit facilities within a half mile, as well as the contracting business in the home next to the subject property, but the retirees that live to the east are not aware that another storage unit will be right next door. Mr. Pashea states that he is really against more warehouses and buildings in the area that don't draw people to the area besides being a place to store their stuff. Chairman Madison asked about the zoning of Mr. Pashea's property and a discussion ensued. Committee Member Frank Dickerson asked about the zoning of the property to the west of the subject property. Building and Zoning Administrator Chris Doucleff explained how the front third of the properties are zoned B-3, and what the Applicant intends to do on the property requires a B-4 zoning.

Chris Noeth spoke about Resolution Z26-0021. He also owns the subject property and discussed the potential plan to put a couple of 30' x 40' buildings on site primarily for commercial storage. Mr. Noeth said this would be a storage facility that gave people an option to store their commercial equipment that they couldn't store on their own property, not a facility with a bunch of smaller units like the ones that are nearby.

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the March 3, 2026 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave an overview of the five new zoning petitions.

Ms. Hurley introduced Resolution Z26-0015, petition of Apollo Properties, LLC. She said the subject property is located in Chouteau Township at 5429 Maryville Road in Granite City, in County Board District #21. Ms. Hurley stated the applicant is requesting a zoning map amendment to rezone an approximately .45-acre tract of land from "B-1" Limited Business District to "R-5" Multiple-Family Residence District. She said the applicant's narrative states that the existing building on the property currently has 2 units on the upper level that are rented, and if approved for the rezoning, their intention is to renovate space on lower level for 2 additional units. Ms. Hurley said there are no outstanding violations, staff received a petition of opposition with 59 signatures from Chouteau Township residents, as well as a letter of opposition from a neighbor, and ZBA Recommended Denial 5-0. A question was asked by Building and Zoning Committee Member Terry Eaker if there was a stipulation on the size of a property to have a multi-family unit; Building and Zoning Administrator Chris Doucleff replied no. Chairman Madison asked if they would be able to build additional buildings. Mr. Doucleff stated there would not be room for any additional buildings that would meet setbacks. Building and Zoning Committee Member Bobby Ross asked about the number of apartments in the building and Mr. Doucleff stated there are 2 apartments upstairs that are allowed in the "B-1" zoning. Mr. Doucleff brought up the events 9 years ago that led to the attempt for rezoning at that time and a lengthy discussion ensued.

Ms. Hurley introduced Resolution Z26-0016, petition of Joshua Harkey on behalf of Stephen Sherwood. She said the subject property is located in Fort Russell Township at 101 Echo Lane in Bethalto, in County Board District #14. Ms. Hurley stated the property is zoned "R-3" Single-Family Residential District. She said the applicant is requesting a Special Use Permit in order to keep goats on the property, and a variance to keep 4 goats instead of the maximum of 2 that are allowed. She said the property is currently under violation for having 4 goats without a Special Use Permit, but approval of these requests would resolve the violation. Ms. Hurley said both support and opposition were expressed at ZBA, and ZBA Recommended Approval of the Special Use Permit with Conditions 6-0, and ZBA Recommended Denial of the Variance 5-1.

Ms. Hurley introduced Resolution Z26-0017, petition of Hunter James on behalf of Donald James, Jr. and Amy James. She said the subject property is located in Nameoki Township, at 4411 Hasty Acres in Granite City, in County Board District #16 and zoned "A" Agricultural District. Ms. Hurley said the applicant is requesting a Special Use Permit in order to operate a Landscaping Services business on site where the property is 5.7 acres. She said that the Applicant's narrative states that this is a small-scale landscaping business that provides routine lawn maintenance and landscaping services to clients at off-site locations throughout the area, and that no customers visit the property and no employees report to work from this location. Ms. Hurley stated that the property is currently under violation for running a landscaping business without a Special Use Permit, but approval of this request would resolve the violation. She said there both support and opposition was expressed at ZBA, and ZBA Recommended Approval with Conditions 6-0.

Ms. Hurley introduced Resolution Z26-0021, petition of Noeth Development, Inc. She said the subject property is located in Edwardsville Township at 5267 Chain of Rocks Road in Edwardsville, in County Board District #26. Ms. Hurley said the Applicant is requesting a zoning map amendment to rezone an approximately 2.37-acre tract of land from "R-1", "R-2" and "B-3" to "B-4" Wholesale Business District. She stated the Applicant has demolished the existing home and garages on the property and plans to construct a building or buildings to lease for commercial storage or large individual storage. Ms. Hurley said that the "B-4" District is the only zoning district where warehouses, including self-storage facilities, are permitted. She stated there are no outstanding violations, opposition was expressed at ZBA from a nearby property owner, and ZBA Recommended Denial 4-2.

Ms. Hurley introduced Resolution Z26-0024, petition of Robert Cason, Jr. and Brenda Cason. She said the subject property is located in Wood River Township at 63 N Stanley Road in Cottage Hills, in County Board District #5 and zoned "R-4" Single-Family Residential District. She said the applicant is requesting a Special Use Permit in order to keep chickens on the property; specifically five chickens, where the Special Use Permit would allow for up to six chickens. Ms. Hurley said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 6-0.

Subdivisions:**Pre-Application Presentation:**

None

New Business:

Chairman Madison brought in Resolution Z26-0015. John Janek made a motion to approve. Seconded by Nick Petrillo. Bobby Ross asked about restrictions that could be placed if approved. A lengthy discussion ensued. Roll-call vote. Ayes: Mick Madison, Bobby Ross. Nays: Frank Dickerson, Terry Eaker, John Janek, Fred Michael, Nick Petrillo. Motion fails.

Chairman Madison brought in Resolution Z26-0016. John Janek made a motion to approve the Special Use Permit. Seconded by Terry Eaker. Bobby Ross asked about the opposition received and Chairman Madison explained there were neighbors that expressed support and opposition. Roll-call vote. All Ayes. Motion passes. There was a discussion on the four goats that were currently at the subject property. Fred Michael made a motion to approve the variance. Seconded by Nick Petrillo. Roll-call vote. All nays. Motion fails.

Chairman Madison brought in Resolution Z26-0017. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0021. Bobby Ross made a motion to approve. Seconded by Terry Eaker. Bobby Ross asked if it was possible to keep the B-3 zoning and obtain a Special Use Permit and Chairman Madison said no. A lengthy discussion ensued. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0024. Terry Eaker made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Purchase Approvals. Fred Michael made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Refund Request Z26-0030. Bobby Ross made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Building and Zoning Administrator Chris Doucleff spoke about the number of permits taken in for March. He said there were 126 permits taken in compared to 91 last March. He said there were fifteen new home permits issued. Mr. Doucleff spoke about the Electronic Waste Program, with the first collection date of the year being this Saturday, April 11th, from 8am-230pm at CJD E-Cycling at 5257 N. State Route 157 in Edwardsville. He also spoke about the Household Hazardous Waste collection at 249 N Old St. Louis Road in Wood River and said it was open the second Saturday of every month with an event also coming up this weekend on April 11th from 8am-3pm.

Unfinished Business:**Adjournment:**

Bobby Ross made a motion to adjourn the meeting. Seconded by Terry Eaker. Voice-vote. All ayes. Motion passes. Meeting adjourned.