

**Building & Zoning Committee
Meeting Minutes for June 2, 2026**

Members Present:

Mick Madison, Chairman
Frank Dickerson
John Janek
Fred Michael
Bobby Ross

Members Absent:

Terry Eaker
Nick Petrillo

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:

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the May 5, 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 four new zoning petitions.

Ms. Hurley introduced Resolution Z26-0047, petition of Michael and Rachel Frazier, owner of record. She said the subject property is located in Ft. Russell Township at 4859 Russell Drive in Edwardsville, in County Board District #14. Ms. Hurley stated the applicant is requesting a zoning map amendment to rezone a 3.47 acre tract of land from "R-2" Single-Family Residential District to "A" Agricultural District in order to have a homestead that includes an orchard, vegetable gardens, honey bees, poultry, and possibly goats in the future. Ms. Hurley stated there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 3-0.

Ms. Hurley introduced Resolution Z26-0049, petition of Jesus Barragan Ascensio. She said the subject property is located in Wood River Township at 1304 3rd Street in Cottage Hills, in County Board District #5, and zoned "R-4" Single-Family Residential District. Ms. Hurley stated the applicant is requesting a Special Use Permit in order to place a mobile home on site. She said there are no outstanding violations, no opposition expressed, and ZBA Recommended Denial 2-1.

Ms. Hurley introduced Resolution Z26-0052, petition of Timothy Provo. She said the subject property is located in Jarvis Township at the NE corner of the Intersection of Troy O'Fallon Road and Old Lebanon Troy Road in Troy, in County Board District #2, and zoned "R-2" Single-Family Residential District. Ms. Hurley said the applicant is requesting a variance in order to construct a single-family dwelling that would be 20 feet from the front (south) property line instead of the required 40 feet. She stated the applicant's narrative states that the request is due to the slope of the hill and trying to get the basement more into the hill. Ms. Hurley said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 3-0.

Ms. Hurley introduced Resolution Z26-0054, petition of Lauren Howard and Terry Howard. She said the subject property is located in Chouteau Township at 4911 Hills Street in Granite City, in County Board District #21, and zoned "R-3" Single-Family Residential District. Ms. Hurley said the applicant is requesting a Special Use Permit to continue placement of a mobile home on site. She stated the property is currently under violation for no Special Use Permit but approval of this request would resolve the violation. Ms. Hurley said there was no opposition expressed, and ZBA Recommended Approval with Conditions 3-0.

Subdivisions:

Ms. Hurley introduced Lester and Viola Stock Acres – Minor Plat with Variances. She said the property is approximately 24.97 acres in size and zoned “A” Agricultural District. Ms. Hurley stated it is a 4-lot minor subdivision with Lots 1, 2, and 3 being approximately 3.121 acres each, and Lot 4 being 15.606 acres. She stated the property is located within the 1.5-mile growth area of the City of O’Fallon, and staff received a letter stating they have opted out of review. Ms. Hurley said that future development on the proposed lots may include new single-family dwellings. She stated there are no new easements being proposed since all 4 proposed lots have direct access to Lebanon Road. Ms. Hurley said there is no floodplain on the subject property.

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolution Z26-0047. John Janek made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0049. Frank Dickerson asked for the reasoning behind the ZBA’s denial and if it was not in an area with other mobile homes. Building and Zoning Administrator Chris Doucleff stated it was in an area with mostly single-family stick-built homes. Chairman Madison discussed how the area has some mobile homes and while there used to be a mobile home on the subject property the area doesn’t want any additional mobile homes. Chairman Madison also said that the original application stated that the applicants intended to live in the mobile home, but later it was brought up that they were going to rent out or sell the mobile home after it was placed on the subject property. Fred Michael made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion to approve failed.

Chairman Madison brought in Resolution Z26-0052. Fred Michael made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z26-0054. John Janek made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Lester and Viola Stock Acres – Minor Plat. Bobby Ross made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

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

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

Chairman Madison brought in Refund Request B2026-0513 and Refund Request B2026-0449. Frank Dickerson made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Administrator’s Report:

Building and Zoning Administrator Chris Doucleff discussed the building permits for May and how they were down just a little bit this year compared to May last year. He spoke about the E-Waste event on June 20th from 8am-230pm at CJD E-Cycling located at 5257 North State Route 157 in Edwardsville, and the Household Hazardous Waste collection in Wood River that will be on Saturday, June 13th from 8am-3pm.

Unfinished Business:**Adjournment:**

Frank Dickerson made a motion to adjourn the meeting. Seconded by Fred Michael. Voice-vote. All ayes. Motion passes. Meeting adjourned.