

**Building & Zoning Committee
Meeting Minutes for March 4, 2025**

Members Present:

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

Members Absent:

Nick Petrillo

Others Present:

Chris Doucleff, Administrator Cindy Meyers
Jen Hurley, Zoning Coordinator Mary Goodall

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.

Public Comment:

Cindy Meyers spoke in regards to Resolution Z25-0007. She stated that she was the owner of 4348 Breckenridge, and is requesting a Special Use Permit. She said she was not aware that she needed it when she purchased the property, and not informed by the previous owners. Ms. Meyers said that when she was made aware that she needed it, she applied for the permit. She states that she has done repairs on all the mobile homes, twice for two of the mobile homes between renters. Ms. Meyers said that this spring she plans to do the repairs on two of the garages such as roof repairs and fascia repairs. Chairman Madison asked if there were plans to work on the outside of the mobile homes. Ms. Meyers stated that she plans to paint the garages and will work on the landscaping since the tenants are not doing it properly, and since she has received a citation for that she will take care of it now. She said she has been talking to the co-owner of the property about repainting the outside of the trailers to make the front two more presentable.

Mary Goodall spoke in regards to Resolution Z25-0010. She stated that she is from Edwardsville and purchased this property in January of 2020 for the purpose of starting a market garden. Ms. Goodall said the owner told her that the property was Agriculture, and she believed him since one side of the property had goats and one had beans and corn. She said that she has now found out that it is zoned Residential, for one horse, but she had goats on the property since she thought it was Agriculture. Now she knows she can only have six goats on her property if it is zoned Agriculture. Ms. Goodall discussed her original plan for the market garden and how it worked the first year she owned the property, why she had to take a break from it, and how she is now working on her gardens again. She said the goats are for her own personal use for health reasons, she drinks the milk and also makes homemade goats milk soap. Ms. Goodall said she also makes crafts, wreaths, and is in the process of getting her Cottage License to bake. She stated that from the front of the property, it will just look like a normal house and not a farm, and there will be no sales on site. A discussion ensued about goats on the neighboring property to the north, and the property on the south having beans and corn.

Approval of Minutes:

Chairman Madison asked the Committee if all members had reviewed the minutes from the February 4, 2025 meeting, and if they had any changes to be made. Chairman Madison approved the minutes.

Zoning Resolutions:

Jen Hurley, Zoning Coordinator, gave the overview of the four zoning petitions and three subdivisions on the agenda.

Ms. Hurley introduced Resolution Z25-0005, petition of Julie Goodin, owner of record with Jason Goodin at 315 Truman Lane in Trenton, County Board District 1. Ms. Hurley stated the property is zoned "R-3" Single Family Residential District and the applicant is requesting a Special Use Permit in order to have a Type "B" Home Occupation for a Public Accounting Business on site. She said that the applicant plans to use 300 feet of an existing accessory building for office space and will utilize the existing concrete slab and rock driveway for off-street parking. Ms. Hurley said there are no outstanding violations, staff received one comment letter from a nearby neighbor expressing concerns about increased traffic and dust on the rock lane, and ZBA Recommended Approval with Conditions 6-0.

Ms. Hurley introduced Resolution Z25-0007, petition of Cynthia Meyers, owner of record with Willie Harrison, Jr. at 4348 Breckenridge Lane in Granite City, County Board District 20. Ms. Hurley stated the property is zoned "R-3" Single-Family Residential and the applicant is requesting a Special Use Permit in order to continue placement of three mobile homes on site for the occupancy of Steven Curless, Tess Phelps, and Derek & Kyleigh Fischer for a period not to exceed 5 years. Ms. Hurley said the three mobile homes have been on the property for the past 20+ years, and the applicant will be eligible for administrative review for continued placement after 5 years if there is not a change in occupancy or property ownership. She stated there were two letters of opposition from neighbors, and ZBA Recommended Approval with Conditions 6-0, including a 6-month timeframe to complete all repairs needing to be done on the property. Building & Zoning Committee Member Terry Eaker asked if the three mobile homes had ever been approved before, and Building & Zoning Administrator Chris Doucleff stated that they were never approved. Chairman Mick Madison said it is a legal non-conforming use, with the difference being that they can't change out the mobile homes; if they remove one from the property they cannot put one back on. Building & Zoning Committee Member John Janek asked about the 5 year placement and 6-month repair timeframe. Building & Zoning Administrator Chris Doucleff stated that if the repairs were not completed to his standards within 6 months, then the Special Use Permit will be revoked. Chairman Madison stated the 6-month repair timeframe was a requirement that came from the ZBA meeting.

Ms. Hurley introduced Resolution Z25-0009, petition of Michael Cuthrell, owner of record, with subject property located approximately ½ mile west of State Route 160 in Highland, County Board District 4. Ms. Hurley said the applicant is requesting a zoning map amendment to rezone the approximately 12.15 acre tract of land from "R-2" Single-Family Residential District to "A" Agricultural District. Ms. Hurley stated that the approval of this request will allow the applicant to have livestock and farm the land, and he has future plans to build a house there. She said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval 6-0.

Ms. Hurley introduced Resolution Z25-0010, petition of Mary Goodall, on behalf of Steven Vieth, owner of record, at 5315 N State Route 159, Edwardsville, County Board District 14. Ms. Hurley said the applicant is requesting a zoning map amendment to rezone the approximately 6 acre tract of land from "R-1" Single-Family Residential District to "A" Agricultural District. Ms. Hurley stated the applicant states that she plans to grow cutting flowers for florists, stores and market, as well as vegetables, fruits, nuts and herbs, and make handmade soaps, wreaths and other crafts for retail outlets and farmers markets. She said the applicant intends to have 6 female goats for personal use only and to use the goat milk to make the handmade soaps. Ms. Hurley said the property is currently under violation for keeping goats without a Special Use Permit and approval of this request would resolve the violation since one goat per acre is allowed in "A" Agricultural Districts. She said staff received one letter of opposition from an adjoining property owner, and ZBA Recommended Approval 6-0.

Subdivisions:

Ms. Hurley introduced Klenke 2nd Subdivision, Minor Plat. She said the property is 80.18 acres and is zoned "A" Agricultural District. Ms. Hurley said this is a 2-lot minor subdivision, with Lot 1 being 6.27 acres and Lot 2 being 73.91 acres. She said the property is within the 1.5 mile growth area of the Village of Worden and the Village of Hamel; Hamel opted-out of review and Worden provided staff with a letter of approval. Ms. Hurley said Lot 1 will include the single family dwelling on the property, and it is not in the 100-year floodplain. She said Lots 1 and 2 will both utilize the existing easement to access W Frontage Road,

and there is an agreement for maintenance of the access recorded separately. She said the proposed layout satisfies all zoning and subdivision requirements.

Ms. Hurley introduced Miller Family Acres, Minor Plat. She said the property is 32.18 acres in size, with approximately 8.62 acres in a proposed subdivision and is zoned "A" Agricultural. Ms. Hurley stated this is a 4-lot minor subdivision, with Lot 1 being 2.62 acres, Lot 2 being 2.0 acres, Lot 3 being 2.0 acres, and Lot 4 being 2.0 acres. She said the property is within the 1.5 mile growth area of Pontoon Beach, Granite City, and the City of Madison; Granite City and the City of Madison opted-out of review and Pontoon Beach provided staff with a letter of approval. Ms. Hurley stated the property is not in the 100-year floodplain, and there were no new easements being proposed as each lot has direct access to State Route 162. She said the proposed layout satisfies all zoning and subdivision requirements.

Ms. Hurley introduced O'Bryan Subdivision, Minor Plat. She said the property is 5.42 acres and is zoned "A" Agricultural District. Ms. Hurley said it is a 2-lot minor subdivision, with Lot 1 being 3.42 acres and Lot 2 being 2.0 acres. She said the property is not within the 1.5 mile growth area of any municipality. Ms. Hurley stated that Lot 1 includes the existing single-family dwelling on the property, and it is not in the 100-year floodplain. She said the applicant is proposing a new 40 foot wide private roadway and utility easement through Lot 1 to give Lot 2 access to Grove Road with an agreement for maintenance of the private road included on the final plat. Ms. Hurley said the proposed layout satisfies all zoning and subdivision requirements.

Pre-Application Presentation:

None

New Business:

Chairman Madison brought in Resolution Z25-0005 and Z25-0009. Terry Eaker made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z25-0007. Frank Dickerson made a motion to approve. Seconded by Fred Michael. Roll-call vote. All nays. Motion to approve failed.

Chairman Madison brought in Resolution Z25-0010. Bobby Ross made a motion to approve. Seconded by Terry Eaker. Roll-call vote. Ayes: John Janek. Nays: Bobby Ross, Terry Eaker, Frank Dickerson, Fred Michael, Mick Madison. Motion to approve failed.

Chairman Madison brought in Klenke 2nd Subdivision Minor Plat, Miller Family Acres Minor Plat, and O'Bryan Subdivision 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 Request for the Annual Dues for Madison County Special Operations Team. Bobby Ross made a motion to approve. Seconded by Frank Dickerson. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff stated that even with the bad weather in February, there were still quite a few more permits applied for this year compared to last year, including eight houses with a total estimated cost of \$5.3 million dollars. Mr. Doucleff wanted to remind everyone that Household Hazardous Waste Collection is only once a month now, and this Saturday is the date for the March collection, from 8am-3pm at the Wood River facility. He said next month there will be a resolution to update the International Building Codes to 2024 from the 2012 Codes currently used.

Unfinished Business:

John Janek stated that he would like to know about the annual dues for the Madison County Special Operations Team, if the dues are \$25,000, he is curious about how many people are on that Madison County Special Operations Team. Chairman Mick Madison stated that it is for the EMA, Emergency Management Agency. Chairman Madison said the money is collected and then sent on to the EMA due to a state mandate. Building & Zoning Administrator Chris Doucleff said there is a separate budget for those funds, and the funds come in to Building & Zoning through the Host Fee Fund and it goes to hazardous waste clean-up throughout the County.

Adjournment:

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