

**Building & Zoning Committee
Meeting Minutes for April 1, 2025**

Members Present:

Frank Dickerson, Chairman Pro Tem
Bobby Ross
Terry Eaker
Nick Petrillo
John Janek
Fred Michael

Members Absent:

Mick Madison

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator

Call of Meeting to Order and Roll Call:

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

Public Comment:

Approval of Minutes:

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

Zoning Resolutions:

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

Ms. Hurley introduced Resolution Z25-0003, petition of Matt and Debbie Workman. Ms. Hurley stated the subject property is located at 905 Barbs Lane in Highland, County Board District #1, zoned "A" Agricultural District. She said the owners are requesting a Special Use Permit in order to place a double-wide mobile home on site for the occupancy of Matt and Debbie Workman for a period not to exceed 5 years. Ms. Hurley said there are no outstanding violations and no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Hurley introduced Resolution Z25-0013, petition of TS 10 Acres LLC. Ms. Hurley stated the subject property is located at 3529 Edwardsville Road in Edwardsville, and 1&2 Oasis Drive in Edwardsville, County Board District #14. She said the owner is requesting a zoning map amendment to rezone an approximately 9.27 acre tract of land from "R-2" Single-Family Residential District to "M-2" General Manufacturing District, an approximately 2.10 acre tract of land from "R-1" Single-Family Residential District to "M-2" General Manufacturing District, and an approximately 4.01 acre tract of land from "M-1" Limited Manufacturing District to "M-2" General Manufacturing District. Ms. Hurley said the applicant is requesting the rezoning to correct the zoning for the operations of his business, Tinsley Steel, and there are no outstanding violations, one adjoining property owner that spoke in opposition of the rezoning, and ZBA Recommended Approval 5-0.

Ms. Hurley introduced Resolution Z25-0015, petition of Lisa Sloan. Ms. Hurley stated the subject property is located at 5014 Lakeview Drive in Granite City, County Board District #16, zoned "R-3" Single-Family Residential District. She said the owner is requesting a Special Use Permit in order to continue placement of a mobile home on site for the occupancy of Whitney Whiteside for a period not to exceed 5 years. Ms. Hurley stated there are no outstanding violations and no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Subdivisions:

Ms. Hurley introduced Pfund Industrial Park, Final Plat. She said the property is approximately 19.17 acres and is zoned "A" Agricultural District. She said the lots are to be rezoned in the future to best fit their intended use. It is a 6 lot major subdivision with Lot 1, 2, 5 and 6 being 2 acres each, Lot 3 being 6.4 acres and Lot 4 being 4.77 acres. The property is within the 1.5 mile growth area of the City of Edwardsville, and the City has reviewed this and it is on the 4/1/25 City Council agenda for approval. The property is not in the 100-year floodplain and access to the lots will be through one entrance off of Blackburn Road. She said the proposed layout satisfies all zoning and subdivision requirements.

Pre-Application Presentation:

None

New Business:

Chairman Pro Tem Dickerson brought in Resolution Z25-0003, Z25-0013, Z25-0015 and the Pfund Industrial Park Final Plat. Bobby Ross made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the monthly Purchase Approvals. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the Purchase Resolution Authorizing Clean Communities Litter Grants for FY 2025 and RFP. Building & Zoning Administrator Chris Doucleff discussed the Grant details. Terry Eaker made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the Refund Request for B2025-0124. Building & Zoning Administrator Chris Doucleff explained the reason for the request. Bobby Ross made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff wanted to remind everyone that the first E-waste event of the year is on April 12th, which is coming up soon if anybody needed to make an appointment to bring in anything with a cord. He also stated that building permits for March were quite a bit above last March, including 12 new home permits. The department took in an estimated cost of about \$8 million dollars worth of permits compared to \$6.4 million last March.

Unfinished Business:**Adjournment:**

John Janek made a motion to adjourn the meeting. Seconded by Nick Petrillo. Voice-vote. All ayes. Motion passes. Meeting adjourned.