

**Building & Zoning Committee
Meeting Minutes for May 6, 2025**

Members Present:

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

Members Absent:

Mick Madison
Nick Petrillo

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator
Jessica Klingelhoef, Zoning Assistant

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:

None

Approval of Minutes:

Chairman Pro Tem Dickerson asked the Committee if all members had reviewed the minutes from the April 1, 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 two subdivisions on the agenda.

Ms. Hurley introduced Resolution Z25-0020, petition of Virgil McMillen, applicant on behalf of Riveco, LLC, owner of record. Ms. Hurley stated the subject property is located at 7243 Saint James Drive, Edwardsville, County Board District #5. This is zoned "B-1" Limited Business District. Applicant is requesting a Special Use Permit in order to operate an Eating and Drinking Establishment in the existing building on site because he is purchasing the existing restaurant/bar business. Ms. Hurley said there are no outstanding violations, no opposition expressed, and ZBA Recommended Approval with Conditions 5-0.

Ms. Hurley introduced Resolution Z25-0021, petition of Daryn Riechmann, owner of record. Ms. Hurley stated the subject property is located at 13649 US Highway 40 in Highland, County Board District #4. Applicant is requesting a zoning map amendment to rezone an approximately 1.80 acre tract of land from "A" Agricultural District to "B-1" Limited Business District and is also requesting a Special Use Permit in order to operate an Eating and Drinking Establishment on site for the relocation of his current business (Chippers) in Highland. Ms. Hurley said there are no outstanding violations, staff received one comment letter, and ZBA Recommended Approval with Conditions 6-0.

Ms. Hurley introduced Resolution Z25-0022, Petition of Herbert Patterson, applicant on behalf of HWS Real Estate Series of the HWS Investments Series, LLC, owner of record. Ms. Hurley stated the subject property is located at the Northwest corner of the Intersection of W Chain of Rocks Rd and Saint Thomas Rd, Granite City, County Board District #21. The Applicant is requesting a zoning map amendment to rezone the approximately 7.13-acre tract of land from "B-3" Highway

Business District to “M-1” Limited Manufacturing District. According to the narrative statement, the applicant intends to use the lot as a secure parking spot for truck drivers between their shifts. Ms. Hurley said there are no outstanding violations, staff received six letters of opposition, and ZBA Recommended Approval 4-2.

Subdivisions:

Ms. Hurley introduced Barks Hill, Final Plat. She said the property is approximately 5.02 acres and is zoned “R-2” Single-Family Residential District. It is a 4 lot minor subdivision with Lot 1 being 1.57 acres, Lot 2 being 1.0 acres, Lot 3 being .92 acres, and Lot 4 being 1.53 acres. The property is within the 1.5 mile growth area of the City of Collinsville, and the City has opted-out of their option to review. Ms. Hurley said Lots 1, 2 and 4 include the existing single-family dwellings on the properties, and future development on Lot 3 may include a new single-family dwelling. There are no new easements being proposed, as each lot has direct access to Forneris Hill which is an existing private lane. Ms. Hurley said that a significant portion of Lot 1 is in the floodplain, but it includes the existing home, and floodplain issues would have been addressed when the home was built; the newly proposed Lots 2, 3 and 4 are not in the floodplain. Ms. Hurley said the proposed layout satisfies all zoning and subdivision requirements.

Ms. Hurley introduced Log Cabin Estates, Final Plat. She said the property is approximately 6.24 acres in size and is zoned “A” Agricultural District. It is a 2 lot minor subdivision with Lot 1 being 2.10 acres and Lot 2 being 4.14 acres. The property is within the 1.5 mile growth area of the Village of St. Jacob, and they opted-out of their option to review. Ms. Hurley said Lot 2 includes the existing single-family dwelling on the property and future development on Lot 1 may include a new single-family dwelling. There are no new easements being proposed, as Lot 1 has direct access to W Aster Road, and Lot 2 will continue to have rights to the existing private easement for ingress and egress. Ms. Hurley stated that a significant portion of the proposed Lot 1 is in the floodplain and any development within the floodplain area would require a flood elevation certificate and must adhere to the Madison County Stormwater and Erosion Control Ordinance. She said the proposed layout satisfies all zoning and subdivision requirements.

Pre-Application Presentation:

None

New Business:

Chairman Pro Tem Dickerson brought in Resolution Z25-0020. John Janek made a motion to approve. Seconded by Fred Michael. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in Resolution Z25-0021. Bobby Ross made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in Resolution Z25-0022. John Janek made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All nays. Motion to approve failed.

Chairman Pro Tem Dickerson brought in the Barks Hill Final Plat and the Log Cabin Estates Final Plat. Fred Michael 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. Bobby Ross made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Chairman Pro Tem Dickerson brought in the Purchase Resolution to Repair Eight (8) Roll-Off Recycling Containers through Republic Services. Building & Zoning Administrator Chris Doucleff discussed the Resolution details. He stated the fees are to extend the life cycle of the current roll-off containers that are placed throughout the County in various communities instead of purchasing new containers. Mr. Doucleff said that the doors are rusted and the paint and labels are very worn. He also said that the compartments are no longer necessary, so by removing them it will create more space for recyclables. Terry Eaker made a motion to approve. Seconded by John Janek. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

Mr. Doucleff stated that building permits for April were about equal to last years number, having 123 permits last month with permit fees collected in the amount of \$23,598. He also said there will be an E-waste event on June 14th to bring in anything with a cord. Mr. Doucleff said the once a month collection date for Household Hazardous Waste is on May 10th at the Wood River Facility from 8am-3pm if anyone needs to make an appointment.

Unfinished Business:

None

Adjournment:

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