

MINUTES

Zoning Board of Appeals
Thursday February 25, 2016
8:30 a.m.

157 N. Main Street, Suite 254, Edwardsville, IL

Present were Misters Campbell, Davis, Janek, and Sedlacek.

Absent were Misters, Dauderman, Koeller, St. Peters.

1. **Call to Order – The Chairman, Michael Campbell, called the meeting to order at 8:30 a.m.**
2. **On-Site Meetings**
 - a. The ZBA conducted on-site public meetings at the location of the scheduled hearings. The ZBA reconvened in the Planning and Development Department Conference Room at 12:05 p.m. for motions and votes. See Findings of Fact for on-site summary.
3. **Motions and Votes**
 - a. Approval of January 28, 2016 Minutes. Motion made by Loren Davis and seconded by John Sedlacek to approve the minutes. Voice Vote. All Ayes. Motion approved.
 - b. Old Business
 - i. Z15-0013 – Planning and Development Committee (Revocation of S&K Repair Service SUP) remained tabled.
 - c. New Business
 - i. Z16-0008 – Todd and Donna Taul. Motion made by John Janek and seconded by Loren Davis to approve. Voice Vote. All ayes. Motion approved.
 - ii. Z16-0007 – Richard and Janiece Schaefer. Motion made by John Janek and seconded by John Sedlacek to approve. Voice Vote. All ayes. Motion approved.
 - iii. Z16-0006 – Alan and Debra Valenti. Motion made by John Sedlacek and seconded by Loren Davis to approve with conditions. Voice Vote. All ayes. Motion approved.
4. **Public Comment**
 - a. Mike Hertz, attorney for S&K Repair, updated the ZBA regarding Z15-0013. Mr. Hertz stated that the project engineer, Bryan Martindale, has performed work on-site. Mr. Hertz stated that Mr. Martindale expects to have the modeling completed within two weeks to determine the location of the floodway.
 - b. Mr. Martindale addressed the ZBA via telephone. Mr. Martindale stated that he has completed the modeling on the site. Mr. Martindale stated that he did not have any exhibits to present at this point in time. Mr. Martindale stated that the gauge analysis was conducted to find the discharge value for the 100-year flood. Mr. Martindale stated that the discharge value is 11,700, a decrease from the previous flood insurance study which had the discharge value at 25,000. Mr. Martindale explained

that the new discharge value and lidar data was incorporated into the floodway model which will redefine the location of the floodway on the subject property. Mr. Martindale stated that the Stunkel fill is in the floodway and that the state would be involved. Mr. Martindale stated that he ran two models, one with the Stunkel fill and one without. Mr. Martindale stated that at the 100 year flood impact, the Stunkel fill is less than a tenth of a foot. At more frequent events, Mr. Martindale stated that the impact is a little bit greater than fifteen hundredths to two tenths. Mr. Martindale stated that the Stunkel fill has encroached into the floodway and will need to be modified in order to eliminate any impact on flood flows. Mr. Martindale stated that he cannot answer how much would need to be modified today, but the next step in his process is to look at configurations where there is zero impact from the fill. Mr. Martindale stated that they should have all of the modeling wrapped up by Friday March 4, 2016.

- c. Dave Fulbright, property owner of 6077 Drda Lane, asked Mr. Martindale about the approval process of his modeling by a regulatory body. Mr. Martindale stated that FEMA would review the models via Letter of Map Revision. Mr. Fulbright asked Mr. Martindale why the large change in the discharge values. Mr. Martindale explained that the flood insurance study is created using regional data based on approximates. Mr. Martindale further explained that his data is site specific, which is the most accurate data to utilize.
- d. Nancy Cooper, property owner of 4525 Drda Lane, stated frustration with the amount of time is has taken to resolve the issues.
- e. Renee Seitz, property owner of 4518 Drda Lane, requested that Z15-0013 be removed from the table and voted on.

5. Planning Coordinator's Report

- a. Derek Jackson informed the Zoning Board of Appeals that the next sets of hearings will be March 31 and April 7, 2016.

6. Adjournment

- a. Motion made by John Sedlacek and seconded by Loren Davis to adjourn. Voice Vote. All ayes. Motion approved.