

## **AGENDA**

### **MADISON COUNTY ZONING BOARD OF APPEALS MEETING May 26, 2016 8:30 a.m.**

**Madison County Administration Building  
Planning & Development Department Conference Room  
157 N. Main Street, Suite 254  
Edwardsville, IL 62025**

- A. Call of meeting to order
- B. Approval of Minutes
- C. Public Hearings

See the attached hearing notice. Please note that the public hearings will occur on-site at the address listed within the Zoning Schedule. The Zoning Board of Appeals will reconvene in the Planning and Development Conference Room immediately after all on-site hearings have been conducted.

- D. New Business:

- a. Z16-0030 — Leroy Walls
- b. Z16-0034 — Tobey & Julia Suter
- c. Z16-0036 — Tina Merritt
- d. Z16-0038 — Charles Howland
- e. Z16-0035 — Jason & Patricia Toenyes
- f. Z16-0042 — Andrew & Mary Kerkemeyer

- E. Tabled Items:

- a. Z15-0013 — Planning and Development Committee (Revocation S&K Repair Service SUP)

- F. Public Comment

- G. Planning Coordinator's Report

- H. Adjournment

**PUBLIC HEARING NOTICE**  
**MADISON COUNTY ZONING BOARD OF APPEALS**  
**Thursday, May 26, 2016**

**8:30 A.M.** – The Zoning Board of Appeals will meet in the Office of the Madison County Planning and Development Department and proceed to the sites of the scheduled public hearings. The applicants and interested parties are to meet the board at the SITES. All hearings are open to public comment.

**9:15 A.M. - Z16-0030** - Petition of Leroy Walls, owner of record, requesting a Variance as per Article 93.023, Section B, Item 1 Sub (a) of the Madison County Zoning Ordinance in order to create two tracts of land that are 1.5 acres in area instead of the required two acres and that have 145.25 feet of property width instead of the required 150 feet. Also Variances as per Article 93.023, Section B, Item 2 of the Madison County Zoning Ordinance in order for the dwelling unit on each proposed lot to be 40 feet from the north and south property lines instead of the required 50 feet. This is located in an Agricultural District in Hamel Township at **5327 Hazel Road, Edwardsville, Illinois PPN#11-1-10-30-00-000-006.003 (03)**

**9:40 A.M. - Z16-0034** - Petition of Tobey and Julia Suter, owners of record, doing business as R&S Repair, requesting a Special Use Permit as per Article 93.023, Section D, Item 1 of the Madison County Zoning Ordinance in order to operate an agricultural implement and machinery service and repair establishment. This is located in an Agricultural District in Jarvis Township at **4132 Antler Point, Troy, Illinois PPN#09-2-22-14-00-000-021 (02)**

**10:45 A.M. - Z16-0036** - Petition of Tina A. Merritt, owner of record, and Ron Wycoff, occupant of manufactured home, requesting a Special Use Permit as per Article 93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue the placement of a single-wide manufactured home on site for a new occupant, Ron Wycoff, for a period not to exceed five years. This voids SUP #Z10-0086. This is located in an "R-3" Single Family Residential District in Nameoki Township at **4080 Central Lane, Granite City, Illinois PPN#17-2-20-03-16-402-016 (19)**

**11:10 A.M. - Z16-0038** - Petition of Charles Howland, owner of record and proposed occupant of manufactured home, requesting a Special Use Permit as per Article 93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue the placement of a single-wide manufactured home on site for the occupancy of Charles Howland for a period not to exceed 5 years. This is located in an "R-3" Single Family Residential District in Venice Township at **2648 North Street, Granite City, Illinois PPN#21-2-19-13-08-201-017 (23)**

**11:45 A.M. - Z16-0035** - Petition of Jason and Patricia Toenyas, owners of record, requesting a Special Use Permit as per Article 93.025, Section G, Item 9 of the Madison County Zoning Ordinance in order to continue the placement of a double-wide manufactured home on site for the occupancy of Jason & Patricia Toenyas for a period not to exceed five years. This voids SUP #Z09-0116. This is located in an "R-4" Single Family Residential District in Wood River Township at **511 N. Stanley Road, Cottage Hills, Illinois PPN#19-2-08-03-04-401-026 (13)**

**12:25 P.M. - Z16-0042** - Petition of Andrew and Mary Kerkemeyer, owners of record, requesting a Variance as per Article 93.023, Section B, Items 1 and 2 of the Madison County Zoning Ordinance in order to create a tract of land that is .87 acres in area instead of the required two acres, and in order to build a single-family dwelling that will be 25 feet from the front and rear property lines instead of the required 50 feet. Also a Variance as per Article 93.061, Section A in order to have an existing private sewage system on a lot that is less than the required 40,000 square feet. This is located in an Agricultural District in Foster Township at **4778 Culp Lane, Bethalto, Illinois PPN#20-1-02-36-04-402-012 (14)**

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