

**Building & Zoning Committee  
Meeting Minutes for March 11, 2021**

**Members Present:**

Mick Madison, Chairman  
Dalton Gray  
Terry Eaker  
Ryan Kneeder  
Bill Meyer  
Robert Pollard  
Bobby Ross  
Victor Valentine

**Members Absent:**

Nick Petrillo

**Others Present:**

Breana Buncher	Rob Henke	Lloyd Mordis	Francis Jancek
Noelle Maxey	Michael Wall	John Mullane	Jon Michael Smith
Chris Doucleff	Chris Geiler	Jason Moerlien	Chris Guy

**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.

**Approval of Minutes:**

Chairman Madison asked the Committee if everyone reviewed the minutes from the February 4, 2021 meeting. Chairman Madison approved the minutes.

**Zoning Petitions and Subdivision Overview:**

Breana Buncher, Planning Coordinator, gave the overview of the eight zoning petitions and three subdivisions on the agenda.

Mrs. Buncher introduced Resolution Z21-0001, petition of Manuel Del Rio, owner of record, requesting a Special Use Permit in order to continue placement of a single-wide mobile home on site for the occupancy of Rigoberto Murillo and Luis Padilla for a period not to exceed 5 years. Mrs. Buncher stated the property is zoned "R-4" Single-Family Residential, and the mobile home was placed on the property in 2010. Mrs. Buncher stated there are no outstanding violations on the property, no opposition had been expressed, and ZBA recommended approval with conditions.

Mrs. Buncher introduced Resolution Z21-0003, petition of Jason Moerlien, owner of record with Cheryl Moerlien, requesting a zoning map amendment to rezone a 5.9 acre tract of land from "R-1" Single-Family Residential District to "A" Agricultural District. Mrs. Buncher stated they are requesting to rezone in order to have a small farm use on the property with a few goats and alpacas. Mrs. Buncher stated there are no outstanding violations on the property, opposition was received from a couple of nearby property owners, and ZBA recommended approval.

Mrs. Buncher introduced Resolution Z21-0004, petition of James Holmes, owner of record with Lisa Holmes, requesting a Special Use Permit in order to have chickens on site. Mrs. Buncher stated the property is zoned "R-3" Single-Family Residential, and there is an outstanding violation for having chickens on the property without an SUP, but approval would resolve the violation. Mrs. Buncher stated no opposition had been expressed, and ZBA recommended approval with conditions.

Mrs. Buncher introduced Resolution Z21-0005, petition of John and Amy Mullane, owners of record, requesting a variance in order to construct an attached garage addition that would be 8.19 feet from the north property line instead of the required 25 feet. Mrs. Buncher stated the property is zoned "A" Agricultural District, and there are no outstanding violations on the property. Mrs. Buncher stated no opposition had been expressed, but two adjacent property owners provided letters of support, and ZBA recommended approval.

Mrs. Buncher introduced Resolution Z21-0007, petition of James Lowry, owner of record, and Timothy Lowry, requesting a zoning map amendment to rezone a 23.68 acre tract of land from "B-5" Planned Business District to "A" Agricultural District. Mrs. Buncher stated the property was rezoned from "A" to "B-5" in 2015 to operate a business on site, but the business is no longer running from the property. Mrs. Buncher stated there are no outstanding violations on the property, no opposition had been expressed, and ZBA recommended approval.

Mrs. Buncher introduced Resolution Z21-0009, petition of Lloyd and Patricia Mordis, owners of record, requesting a zoning map amendment to rezone a 6.01 acre tract of land from "R-1" Single-Family Residential District to "A" Agricultural District. Mrs. Buncher stated they are wanting to rezone in order to have a small farm use on the property with a few cows and goats. Mrs. Buncher stated there are no outstanding violations on the property, but opposition had been expressed by one adjacent property owner and the City of Collinsville. Mrs. Buncher stated a petition of support of the request from other nearby property owners was submitted at ZBA, and ZBA recommended approval.

Mrs. Buncher introduced Resolution Z21-0010, petition of Michael and Joan Wall, owners of record, requesting a variance in order to construct a detached garage that would be 35 feet from a private roadway easement instead of the required 50 feet. Mrs. Buncher stated the property is zoned "A" Agricultural District, there are no outstanding violations on the property, no opposition had been expressed, and ZBA recommended approval.

Mrs. Buncher introduced Resolution Z21-0011, petition of Jon-Michael Smith, applicant on behalf of Kevin Nicol and Nicol Investment Properties, LLC, owner of record, requesting variances in order for an existing shed to be 1.9 feet from a new property line instead of the required 10 feet and for an existing commercial building to be 10 feet from a new property line instead of the required 20 feet. Mrs. Buncher stated this is part of a resubdivision of a few commercial properties. Mrs. Buncher stated there are no outstanding violations on the property, no opposition had been expressed, and ZBA recommended approval.

Mrs. Buncher introduced Labrador Run – Minor Plat. Mrs. Buncher stated the property is zoned "A" Agricultural, and this is a two lot minor plat, with Lot 1 being 8.04 acres and Lot 2 being 32.9 acres. Mrs. Buncher stated the property is within the City of Highland's 1.5 mile growth area, but had opted out of review. Mrs. Buncher stated future development would include a new single-family dwelling, there is an existing private roadway and new 40' easement being proposed to access Lot 2, and there was an approved variance on the property. Mrs. Buncher stated the proposal satisfies all other zoning and subdivision requirements.

Mrs. Buncher introduced 5 Diamonds Camp Ground – Minor Plat. Mrs. Buncher stated this is a two lot minor subdivision with Lot 1 being 21.2 acres and Lot 2 being 3.6 acres. Mrs. Buncher stated this is a dual zoned "M-3" and "B-2" property with State Route 3 physically separating the two zoning districts. Mrs. Buncher stated the property is within the 1.5 mile growth zone of South Roxana, Edwardsville, Granite City, and Hartford; all opted out of review except Hartford, who reviewed and approved the proposal. Mrs. Buncher stated the proposal satisfies all zoning and subdivision requirements.

Mrs. Buncher introduced Weis Farms – Minor Plat. Mrs. Buncher stated this property is zoned "A" Agricultural, and this is a two lot minor subdivision, with Lot 1 being 3.82 acres and Lot 2 being 1 acre. Mrs. Buncher stated this is within the 1.5 mile growth area of St. Jacob, who reviewed and approved the proposal. Mrs. Buncher stated a new single-family dwelling would be built on Lot 2, and a variance was granted to create the 1 acre lot instead of the 2 acres required in the zoning district. Mrs. Buncher stated the proposal satisfies all other zoning and subdivision requirements.

Mrs. Buncher stated that Compton Landing – Minor Plat is within the 1.5 mile growth area of the Village of Pierron, but staff had not received anything back from Pierron yet and were requesting the subdivision be postponed to the next meeting.

**Pre-Application Presentation:**

None

**Citizens Wishing to Address the Committee:**

Chairman Madison asked if there are any members of the public wishing to address the Committee.

Michael Wall, applicant of Z21-0010, stated that he is present to answer any questions.

Chris Geiler, adjacent property owner, spoke in opposition to Resolution Z21-0009. Mr. Geiler stated he spoke with the City of Collinsville regarding new developments in the area, and he thinks rezoning this property to Agricultural would deter development in the area. Mr. Geiler suggested other options for keeping farm animals on the property.

Lloyd Mordis, applicant of Z21-0009, responded stating that the properties directly west are all zoned Agricultural so this is not spot zoning. Mr. Mordis stated that Collinsville’s city limits are 0.5 mile south of this property, across I-55/70. Mr. Mordis stated that Collinsville sewer runs out that way but nothing else, and they have Maryville water.

John Mullane, applicant of Z21-0005, stated that the topography in the back of the property doesn’t allow for a detached structure, and the front of the property has the largest retention basin for the subdivision. Mr. Mullane stated the closest neighbors are currently building a home on the property to the north, and even with this new addition, there would still be 85 feet from their house to the neighbor’s.

Jason Moerlien, applicant of Z21-0003, stated that he is present to answer any questions.

Francis Jancek, owner of the subject property of Labrador Run – Minor Plat, stated he is present to answer any questions, and this is the third time they have been before the Committee, the other times for issues with the private lane, but now those have been taken care of.

Jon-Michael Smith, applicant of Z21-0011, stated he is Kevin Nicol’s land surveyor. Mr. Smith stated that the resubdivision will allow for the sale of one of the lots, and all of the existing buildings have been there for several years.

Mr. Meyer asked for Resolution Z21-0009, how many goats and cows would be allowed, to which Mrs. Buncher stated that they would be allowed one livestock per acre.

**Unfinished Business:**

None

**New Business:**

Chairman Madison brought in Resolutions Z21-0001, Z21-0004, Z21-0007, and Z21-0010 to be voted on together. Mr. Meyer made a motion to approve all above Resolutions. Seconded by Mr. Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z21-0003. Mr. Pollard made a motion to approve. Seconded by Mr. Meyer. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z21-0005. Mr. Ross made a motion to approve. Seconded by Mr. Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z21-0009. Mr. Gray made a motion to approve. Seconded by Mr. Valentine. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Resolution Z21-0011. Mr. Kneedler made a motion to approve. Seconded by Mr. Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in Labrador Run – Minor Plat, 5 Diamonds Camp Grounds – Minor Plat, Weis Farms – Minor Plat, and the Resolution Authorizing the Demolition of Unsafe Buildings and Structures – 626 Wood River Avenue, Cottage Hills; 4416 Nameoki Road, Granite City to be voted on together. Mr. Pollard made a motion to approve all above items. Seconded by Mr. Ross. Roll-call vote. All ayes. Motion passes.

Chairman Madison asked for a motion to postpone Compton Landing – Minor Plat until the next meeting. Mr. Ross made a motion to postpone. Seconded by Mr. Eaker. Roll-call vote. All ayes. Motion passes.

Chairman Madison brought in the Amended Resolution Authorizing Environmental Grants FY 2021. Mr. Meyer made a motion to approve. Seconded by Mr. Gray. Roll-call vote. All ayes. Motion passes.

**Administrator’s Report:**

Mr. Doucleff discussed upcoming electronic recycling events, community cleanups, and the HHW permanent collection site.

**Adjournment:**

Mr. Ross made a motion to adjourn the meeting. Seconded by Mr. Valentine. Voice-vote. All ayes. Motion approved.

Meeting adjourned.