

MINUTES

**Zoning Board of Appeals
Thursday January 7, 2016
8:30 a.m.
157 N. Main Street, Suite 254, Edwardsville, IL**

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

Absent were Misters, Dauderman, Koeller.

- 1. Call to Order – The Chairman, Michael Campbell, called the meeting to order at 8:30 a.m.**
- 2. Motions and Votes**
 - a. Old Business
 - i. Z15-0013 – Planning and Development Committee (Revocation of S&K Repair Service SUP) remained tabled.
 - b. New Business
 - i. Z15-0104 – Robert Adair Jr. Motion made by Loren Davis and seconded by John Janek to approve. Voice Vote. All ayes. Motion approved.
 - ii. Z15-0106 – Richard & Melissa Mark. Motion made by Pat St. Peters and seconded by John Sedlacek to approve. Voice Vote. All ayes. Motion approved.
 - iii. Z15-0103 – JIG Farms, LLC. Motion made by John Sedlacek and seconded by Pat St. Peters to approve. Voice Vote. All ayes. Motion approved.
 - iv. Z16-0003 – Bryan & Carrie Andreas and Samuel & Cheri Trauernicht. Motion made by John Janek and seconded by Loren Davis to approve. Voice Vote. All ayes. Motion approved.
 - v. Z15-0107 – Dillon Smith. Motion made by John Sedlacek and seconded by Pat St. Peters to deny. Roll Call Vote. All ayes. Motion approved.
 - vi. Text Amendment to Chapter 93 Madison County Zoning Ordinance – Planning and Development Department. Motion made by Loren Davis and seconded by Pat St. Peters. Roll Call Vote. All ayes. Motion approved.

3. Public Comment

Matt Brandmeyer, P&D Administrator, addressed the ZBA in regard to Z15-0013 Revocation of S&K Repair Service SUP. Mr. Brandmeyer stated that S&K Repair Service SUP is proposing an amendment to the compliance agreement. Mr. Brandmeyer stated that the agreement was in place January 28, 2015 with milestones to address the fill issues, zoning issues, and property maintenance issues. Brandmeyer stated that some of the items in the agreement were

satisfied, but others are still incomplete. Brandmeyer stated that the fill project was unable to move forward. Brandmeyer stated that S&K Repair Service now has a new engineer on the project to address the fill related items.

Craig Cooper, property owner of 4524 Drda Lane, stated that the issue has been tabled for a year and that the neighbors have been patient. Cooper stated that the agreement was drafted without neighbor input and that S&K Repair has not satisfied the agreement. Cooper stated that Cahokia Creek is damaged as a result of S&K Repair's activities and stated that FEMA has notified S&K Repair that the fill must be removed. Cooper stated that the recent flooding is related to the fill which was located in the floodplain on S&K Repair's site. Cooper stated that the flooding has never occurred since he lived on Drda Lane until this year. Cooper stated that the agreement should be followed and that the SUP should be revoked. Cooper stated that any additional agreement would be more stalling.

Cedric Webb, property owner of 4522 Drda Lane, submitted photographs of the flooding on his property. Webb stated the fill issue resulted in the flooding of his property and his home.

Bill Lucco, attorney for S&K Repair, stated that they have a new engineer who has been working with IDNR in order to get the fill and floodplain issues in compliance. Lucco stated that Mr. Stunkel has spent tens of thousands of dollars to date on the project. Mr. Lucco stated that he will have more information regarding the amended agreement at the January 28, 2016 zoning hearing meeting.

4. Planning Coordinator's Report

- a. Derek Jackson informed the Zoning Board of Appeals that the next set of hearings will be January 28, 2016.

5. Adjournment

Motion made by Loren Davis and seconded by Pat St. Peters to adjourn. Voice Vote. All ayes. Motion approved.