

MINUTES

Zoning Board of Appeals
Thursday March 31, 2016
8:30 a.m.

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

Present were Misters Campbell, Davis, Dauderman, Janek, Koeller, and Sedlacek.
Absent were Mister 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 February 25, 2016 Minutes. Motion made by John Janek and seconded by Steve Koeller 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. Z16-0020 – Richard Sturgill and Cherie Sowell. Motion made by Steve Koeller and Loren Davis to approve with conditions. Roll Call Vote. Ayes to the Motion: Misters Davis and Koeller. Nays to the Motion: Misters Dauderman, Sedlacek, and Janek. Motion failed.
Motion by Mister Sedlacek and seconded by Janek to deny. Roll Call Vote. Ayes to the Motion: Janek, Dauderman, Davis, Sedlacek. Nays to the Motion: Mister Koeller. Motion approved.
 - ii. Z16-0011 – Catherine Varble. Motion made by John Janek and seconded by Bob Dauderman to approve with conditions. Voice Vote. All ayes. Motion approved.
 - iii. Z16-0021 – Douglas Schaefer. Motion made by John Janek and seconded by Bob Dauderman to approve. Voice Vote. All ayes. Motion approved.
 - iv. Z16-0022 – Dave Stukenberg. Motion made by John Sedlacek and seconded by Steve Koeller to approve with conditions. Voice Vote. All ayes. Motion approved.
 - v. Z16-0014 – Samuel Godard. Motion made by John Janek and seconded by Steve Koeller to approve. Voice Vote. All ayes. Motion approved.

4. Public Comment

- a. Bill Lucco, attorney for S&K Repair, updated the ZBA regarding Z15-0013. The ZBA received a letter in the packets from Bryan Martindale, project engineer, which summarizes where they are with the project. Mr. Lucco stated that he will turn the presentation over to Mr. Martindale.
- b. Bryan Martindale, project engineer, addressed the ZBA. Mr. Martindale indicated that he has completed significant modeling on the site. Mr. Martindale discussed the discharge issue that they completed with modeling. The FIS study indicated that 100 year discharge was 25,300 but Mr. Martindale did not believe that was accurate due to the data being based on regional data in lieu of site specific data. Mr. Martindale stated that they were fortunate that the bridge contains a gauge, which provides site specific data. Mr. Martindale found that the 100 year discharged is 11,710 in their modeling based on the site specific data. The models show how high the water gets for certain amounts of flow at a certain location. The model area goes about 6,000 feet in length; 3,000 feet upstream of Route 143 and about 3,000 feet downstream. Mr. Martindale continued to discuss the various models that were conducted regarding the floodplain. Over the 100 year event the Stunkel fill causes 0.14 feet of elevation. Mr. Martindale looked into ways to mitigate the issues by creating models figuring out how much waste needs to be removed. The final mitigation conceptual plan indicated that they will have to remove fill from the Cahokia Creek floodway and the Burrows Creek floodway in addition to bank excavation. He indicated that they have identified a configuration that will work the Office of Water Resources and the Illinois Department of Natural Resources. Mr. Martindale stated that they will be seeking approval from FEMA for a Conditional Letter of Map Revision.
- c. Josh Meyer, property owner of 4510 Drda Lane, asked if the map or any of the research take in to account the flooding that has occurred on the adjoining properties. Mr. Martindale indicated that their models were not based on the adjoining properties and that those would be local drainage issues.
- d. Nancy Cooper, property owner of 4525 Drda Lane, stated her frustrations on what is occurring at Mr. Stunkel's property and the storage of materials within the property.
- e. Renee Seitz, property owner of 4518 Drda Lane, stated that the bridges were located before Mr. Stunkel's fill and they should not pose a problem. Mrs. Seitz stated that the issues there go beyond the items Mr. Martindale discussed.

5. Planning Coordinator's Report

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

6. Adjournment

- a. Motion made by John Janek and seconded by Steve Koeller to adjourn. Voice Vote. All ayes. Motion approved.