

St. Clair County Zoning Board of Appeals
Minutes for Meeting
At the Courthouse – 7:00 P.M.
August 17, 2015

Members Present: Alexa Edwards, Scott Penny, Charlie Frederick, Patti Gregory, Kent Heberer & Chairman George Meister

Members Absent: Rev. Gene Rhoden

Staff Present: Anne Markezich, Zoning Department
Dave Schneidewind, Zoning Attorney
Pam Click, Zoning Department

Call to Order

The meeting was called to order at 7:00 p.m. by Chairman, George Meister.

Roll Call and Declaration of Quorum

The roll was called and a quorum declared present.

Public Comment

Charles Arriola – 4410 Collinsville Road, Fairmont City, Illinois. Mr. Arriola stated he served on the St. Clair County Zoning Board for three years and wanted to let the members know he appreciated serving on the board. Mr. Arriola stated it was an honor and pleasure to work with the board as well as Director, Anne Markezich and former Director, Mike Mitchell.

New Business – Case #1

Subject #2015-02-TA -- Anne Markezich, St. Clair County Zoning Director, #10 Public Square, Belleville, Illinois, Applicant. To consider a request for Text Amendment to amend Chapter 40 – Zoning Ordinance - Division XVII – Airport Overlay (AO) District – Subdivision 7: AO-3 Height Restriction Area – Section 40-4-126 & Section 40-4-127 regarding the maximum heights limitations applicable to any governmental use, building or structure; and, amend Chapter 40 – Zoning Ordinance – Article III – Section 40-3-7 – Row 1 – Column L - regarding the maximum heights in an “A” Agricultural Industry Zone District applicable to any governmental use, building or structure.

Anne Markezich, Zoning Director

- Ms. Markezich stated she is representing St. Clair County in her position of Zoning Director.
- Ms. Markezich stated she presented this text amendment to amend two areas of the Zoning Code – Division XVII – Airport Overlay District – Section 40-4-126 & 40-4-127 and also Article III – Section 40-3-7 – Row 1 – Column L.
- Ms. Markezich explained the Text Amendment removes the 35 ft. height limitation upon any government buildings, structures or uses located in an “A-03” District and in the “A” Agricultural District.
- Ms. Markezich stated all non-governmental buildings, structures and uses will still have to adhere to the 35 ft. limitation.
- Ms. Markezich stated the reason behind the proposed amendment is to assist the County in the attraction of the NGA facility to relocate in St. Clair County.
- Ms. Markezich stated she feels removing the height restrictions as to buildings, structures and uses that are for governmental purposes only, will not impact the intent of the Airport Overlay District or the County’s height restriction in the Agricultural district.
- Ms. Markezich stated she believes any governmental entity be it local, state or federal, would not create any building, structure, or use that would be injurious to the general public.
- Ms. Markezich stated all government entities will still have to comply with laws and regulations that the development will be subject to.
- Ms. Markezich presented a map showing where the proposed NGA site is proposed in the County.

Dan Schloesser – Scott Air Force Base

- Mr. Schloesser stated he is representing Scott Air Force Base. Mr. Schloesser briefly explained he brought some maps explaining how the criteria works on the airfield. Mr. Schloesser stated essentially there will be no impact to the imaginary surfaces in the area.

Further Discussion

- Ms. Edwards asked Mr. Schloesser if he could present something in writing to the Zoning Board stating this would be an approved use. (Mr. Schneidewind explained the Zoning Board is not approving a specific use at this time.)
- County Board Chairman, Mark Kern stated he is in support of the proposed Text Amendment. Mr. Kern explained he would like to remove all restrictions that would stand in the way of NGA coming to MidAmerica Airport. Mr. Kern explained the original legislation was in place because there was a hotel planned in the area and Scott Air Force Base asked us to put in a height restriction at that time. Mr. Kern stated removing the height restriction for governmental uses, is in the best interest of Scott Air Force Base and certainly having NGA come to St. Clair County. Mr. Kern stated he appreciates the support of the Zoning Board.

MOTION by Penny to approve the Text Amendment in Case #2015-02-TA. Regarding the Zoning Administrator's petition requesting a Text Amendment to the St. Clair County Zoning Code, specifically Sections 40-4-126 and 40-4-127 and 40-3-7 - Row 1 - Column L which effectively would remove the requirement to governmental buildings, structures and uses in the "AO-3" or the Agricultural District which have to adhere to the 35 ft. height limitation as currently contained in those sections, I hereby make a motion to recommend the adoption of the Zoning Administrators proposed text amendments contained in position 2015-02-TA for the following reasons: That the amendments are consistent with the intent and purpose of the County's Zoning code as the amendments are proposed to promote and protect the public's health, safety, comfort and general welfare; will help the orderly and beneficial development of the County and the amendments set reasonable standards in which to develop governmental facilities in St. Clair County. 2) That the amendments properly take into account those areas of the

County that may be the least impacted by such facilities as the benefit of the public and the citizens of St. Clair County. 3) That the amendments are narrowly tailored to affect the purpose. 4) That the amendments would not adversely affect the current County Comprehensive Plan. 5) That the amendments would not have an adverse affect on any taxing districts. 6) That the amendments are reasonable regulations and will be a useful tool and a great benefit to the County in its endeavor to attract the relocation of the NGA facility to St. Clair County, Illinois, a very important goal not only to the County but to its citizens and if achieved would have insurmountable benefit to the County, decades into the future. 7) Lastly, there were no objectors to the Zoning Administrator's text amendments. Therefore for those reasons, I would recommend the adoption of the Zoning Administrator's proposed Text Amendments contained in Petition 2015-02-TA.

Frederick seconds.

Motion and a second.

Roll call vote:	Heberer -	Aye
	Penny -	Aye
	Gregory -	Aye
	Edwards -	Aye
	Frederick -	Aye
	Chairman Meister -	Aye

This case has been approved by this board.

MOTION by Frederick to adjourn the meeting. Second by Gregory. Motion carried.