

**St. Clair County Zoning Board of Appeals
Minutes for Meeting
At the Courthouse – 7:00 P.M.
February 9, 2015**

Members Present: Charles Frederick, Alexa Edwards, Kent Heberer,
Rev. S. Gene Rhoden, Charles Arriola, Patti Gregory &
Chairman George Meister

Members Absent: None

Staff Present: Anne Markezich, Zoning Director
Dave Schneidewind, Zoning Attorney

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.

Approval of Minutes

MOTION by Rhoden to approve minutes of the January 12, 2015 meeting. Second by Frederick. Motion carried.

Public Comment

There were no comments from the public.

New Business – Case #1

Subject Case #2014-19-ABV – Allen & Wyona Farmer, 513 Westpark Drive, Columbia, Illinois, owners and applicants. This is a request for an Area/Bulk Variance to allow the division of 3-acres instead of the 40-acres required in an “A” Agricultural Industry Zone District, on property known as XXXX Triple Lakes Road, Millstadt, Illinois in Millstadt Township.

Wyona Farmer, Owners/Applicants

- The applicant stated she has a 17.67-acre parcel that has two entrances; one off of State Rte. 158 and one off of Triple Lakes Road.
- The applicant explained she would like to subdivide the property to sell off one 3-acre tract with access onto Triple Lakes Road.
- The applicant explained there is no public water or public sewer available to the property.
- The applicant stated she would prefer to only divide off 2.5-acres instead of 3-acres. The applicant explained dividing 3-acres of the property will allow the new owners access to their pond at the back of the property.

Discussion

- Mr. Frederick asked if there are other small divisions in the area. (Chairman Meister stated it looks like North and South of the property are smaller divisions.)
- Ms. Markezich stated a variance was granted by this board in 2004 to allow a 2.25-acre division on this parcel. However, the applicants never made the division and the Zoning Hearing expired.
- Chairman Meister asked what the plans are for the remainder of the property. (The applicants stated they spend the weekends of the property.)
- Mr. Frederick asked if the same request was granted before. (Mr. Schneidewind explained in 2004 the Zoning Board granted a Special Use Permit for a Secondary Farm Residence.)
- Ms. Edwards stated there were objectors at the previous hearing.

Public Testimony

There were no comments from the public.

Further Discussion

Michael O'Donnell, County Board Member - District 22 stated he has no objections to the variance being granted by the Zoning Board as long as the division is 3-acres and meets Zoning Board standards.

MOTION by Frederick to approve the zoning request for the following reasons: There were no objectors present at the hearing; the request was previously granted by this board; and the County Board Member is in favor of the request.

Second by Rhoden.

Roll Call vote:	Arriola -	Aye
	Rhoden -	Aye
	Heberer -	Aye
	Frederick -	Aye
	Gregory -	Aye
	Edwards -	Aye
	Meister -	Aye

This Area/Bulk Variance has been approved by this board.

MOTION by adjourn by Frederick, second by Arriola. Motion carried.