

**CITY OF MASCOUTAH  
ZONING BOARD OF APPEALS  
#3 WEST MAIN STREET  
MASCOUTAH, IL 62258-2030**

**OCTOBER 22, 2014**

The minutes of the regular meeting of the Zoning Board of Appeals of the City of Mascoutah.

**CALL TO ORDER**

Meeting was called to order at 7:00 p.m.

**PRESENT**

Chairman Don Taylor and board members Bob Scott, Bob Twenhafel & Bob Skeen were present.

**ABSENT**

Jim Kuehn & Gene Haege

**ALSO PRESENT**

Building Commissioner Danny Schrempp, Mayor Daugherty, City Manager Cody Hawkins and concerned residence of both hearings were also present.

**ESTABLISHMENT OF A QUORUM**

A quorum of Zoning Board of Appeals members was present.

**MINUTES**

Bob Scott moved, seconded by Bob Skeen to approve the minutes of the September 24, 2014 Zoning Board of Appeals. All were in favor.

**VARIANCE APPLICATION**

First request is from First Assembly of God Church, 10 N. Second Street, for an expansion variance of the footprint of a non-conforming structure to enlarge and cover the front porch. The front yard set-back would be reduced from 20' to 13'.

The Building Commissioner Danny Schrempp contacted 14 property owners within 150 feet of the parcel. We had no resident's contact us prior to the meeting.

There were 4 members of the church and 1 neighbor in attendance at the meeting and all were in favor of the variance.

**Motion** – Bob Twenhafel moved, seconded by Bob Scott, to approve the Variance as presented. All Board members were in favor.

**VARIANCE APPLICATION**

Second request is from PD Properties at 123 W Phillips Street. They are requesting changes to Parcel #10.31.0.404.023, zoned single family and wanting to change the setbacks to the

following, front setbacks from 25' to 15', and percent of lot coverage from 30% to 38%, to be able to build a home on a 50' x 100' corner lot.

The Building Commissioner Danny Schrempp contacted 17 property owners within 150 feet of the parcel. We had no resident's contact us prior to the meeting.

Board agreed after some discussion that the garage should match the proposed house as far as roof and siding and thought that the revised application brought back to the board is acceptable. Only question asked by audience was if there is a business being run out of the garage of this property. Staff stated that that is not legal and owner confirmed that the garage is for storage and nothing is or will be run out of that structure.

**Motion** – Bob Scott moved, seconded by Bob Skeen, to approve the Variance as amended. All Board members were in favor as amended.

## **MISCELLANEOUS**

## **ADJOURNMENT**

Twenhafel moved and all were in favor to adjourn at 7:14.