

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

JUNE 24, 2015

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, Gene Haege, and Jim Kuehn.

ABSENT

Harry Friederich, Dean Smith, Charles Jefferson.

ALSO PRESENT

Building Commissioner Danny Schrempp, Assistant City Manager Lisa Koerkenmeier, applicant Michael Lee, Lawrence J. LaFever, Jr., John D. Motes, and Charles E. Lee.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the April 22, 2015 Zoning Board of Appeals were approved. All were in favor.

SWEARING IN – Members of the audience and staff who will be speaking or providing testimony were sworn in by Lisa Koerkenmeier.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing – ZBA 15-03 – Variance from Section 34-9-31(f) Off-street parking requirements for a single-family residence must be met through the use of a garage. Petitioner: Mr. Michael Lee for 505 N. Fifth Street.

Chairman Taylor stated that the Zoning Board of Appeals will be hearing case #15-03 this evening. Chairman asked if everyone within 150ft have been notified. Building Commissioner Danny Schrempp said 12 properties were notified two were missed and that no one had contacted the City with comments. Laurence LaFever Jr and John Motes are neighbors and came to let the City know they have no problem with the property having no garage. Charles Lee was also present and he explained how there are quite a few homes in that area with similar situations and he feels Mr. Lee should be able to keep his converted garage without having to build another garage to meet our ordinance.

Assistant City Manager Lisa Koerkenmeier explained how the older homes were grandfathered in and that it was changed in 2008 because of parking issues and value of homes.

City Staff explained that the garage of the home was converted to a bedroom and bathroom for accessibility reasons, all without obtaining a building/remodel permit. It failed the inspection and does not meet the off-street parking requirements for single-family units.

Board members reviewed the information provided and presented and discussed the information and variance.

Scott moved, seconded by Haege, to approve the variance at 505 N. Fifth Street for Mr. Lee with the condition that if Michael and/or wife Amanda Lee attempt to transfer or sell the residence at 505 N. Fifth Street, the Lees shall convert the living space back to a garage.

Motion passed. AYE's – 4 – Haege, Scott, Kuehn, Taylor. NAY's – none. Abstentions – none.

MISCELLANEOUS

None.

ADJOURNMENT

The Board adjourned at 7:44 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.