

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

OCTOBER 24, 2018

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 6:59 p.m.

PRESENT

Board members Chairman Don Taylor, Bob Scott, Kimberly Kilgore, Dean Smith, Harry Friederich, Jim Kuehn

ABSENT

None

ALSO PRESENT

Assistant City Manager Mike Bolt, Executive Assistant Julia Biggs, Corey Anstedt, Cindy Rowland, Douglas Clark

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the September 26, 2018 Zoning Board of Appeals were approved. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 18.07 – 307 W. Poplar Home Addition Variances

Homeowner Cindy Rowland, property owner of 307 W. Poplar Street, has contracted with Anstedt Construction, to build a garage addition, back porch, sunroom, and a front porch addition. After submitting her building permit, City staff noticed some portions that did not conform with Code, which is the reason for the Zoning Board request.

The first variance that will be needed is lot coverage. Code is 25%, where Ms. Rowland is requesting 27.5% (lot is 9505 square feet, existing structures are 1864 square feet, new structures will add 752 square feet). The second variance that will be needed is the side setback. Code states 10 feet, where the homeowner is requesting 8 feet.

Anstedt stated that the new deck will not exceed the footprint of the old deck, and he is trying not to exceed the drive strip. Bob Scott asked if the property line pins have been located, which Anstedt said they have not been. Scott asked how far of a variance to the west could be granted if they don't know where the property pins are. Anstedt said that any extensions will not extend past the existing driveway. Bolt stated the storm sewers are nowhere near the house, and the electric, water, and sewer are all located in the back of the property. Kuehn stated that it would be helpful to have a sketch of the plat with the expansion plans drawn out on it.

Kilgore asked if Mike Bolt consulted with the Fire Department before granting variances? Public safety concern is the reason why there is a Code and the variances could make these a public safety concern. Many homes and properties in town have 10 feet on each side, but many are less than 10 feet and they are very close to each other, which could be a safety issue. Bolt responded that many of these properties are grandfathered in or were built prior to the updated Code. Taylor mentioned many of the homes on Poplar were built in the 1950s when there was no Code in place as there is now.

Kilgore asked if Ms. Rowland has any issues with flooding on her street. She stated that she has standard flooding after large downpours, but not much more than anywhere else. Kilgore is concerned that with too much lot coverage, there will be increased street flooding.

Resident Douglas Clark spoke to express his concern about increased flooding and potential fire safety issues along Poplar Street. He stated he was not for or against Ms. Rowland's project, but if everyone along Poplar street were to add additions and increase lot coverage, there would be so much more flooding. The increased number of fire code setbacks would also cause a huge safety concern. Kilgore also stated that runoff is a resident issue, but by granting all of the variances, we are making it a City problem. Many of the flooding problems will be alleviated after the Poplar Street Construction stated Bolt. Also, when the building inspector goes to a property, he will make the determination if something needs to be done to ensure water runoff that will conform to the Code. Taylor pointed out that there are more storm sewers along Poplar Street now as well, when in the past there were only ditches.

Kuehn pointed out that on the variance for lot coverage, the Board is only looking at approximately 240 square feet over the Code, which is a very small amount when it comes to lot coverage.

Kuehn moved, seconded by Smith, that the Zoning Board of Appeals approve the requested lot coverage and the setback variances.

Motion passed. AYE's – 4 – Taylor, Scott, Smith, Friederich, Kuehn. NAY's – none.
Abstentions – Kilgore.

MISCELLANEOUS

Bolt addressed Mr. Filla's garage and updated the Board. Mr. Filla has been working with the Building Inspector to get the required work done. He has dug 12 feet wide and 32 feet deep footings, he has dug the rebar, the North Side concrete has been poured, and the firewall has been installed. He has been making efforts to complete this work. Smith asked if he was given a date to complete this work, which Bolt informed him was October 29, 2018, and it appears that the work will be close to complete by that time. Mr. Filla has been doing the work on his own and been making the effort.

Scott brought to the Board's attention a large shed that was delivered and set up without a building permit. The property tenants have used the shed to store items to clean up the property, but the Planning Commission has denied the vacation of the alley. The house has four parcels, which have been consolidated, but the shed is sitting in the alley and it is illegal. The alley vacation will now be going to the City Council for consideration.

ADJOURNMENT

The Board adjourned at 7:38 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.