

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

FEBRUARY 25, 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

Board members Bob Scott, Bob Twenhafel, Jim Kuehn & Chairman Don Taylor were present.

ABSENT

Gene Haege, Bob Skeen

ALSO PRESENT

Building Commissioner Danny Schrempp, Assistant City Manager Lisa Koerkenmeier, Mayor Daugherty, Applicants Dwight O'Dell and Tom Schaefer were also present.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Scott moved, seconded by Twenhafel to approve the minutes of the October 22, 2014 Zoning Board of Appeals. All were in favor.

VARIANCE APPLICATION

There is a request from Mr. Dwight O'Dell, owner of Mascoutah Manors Mobile Home Park at 615 E South St. in Mascoutah to vary the minimum lot size of 4000 sq. ft. to 3668 sq. ft. for lots 21, 23, 25 and 27. Mr. O'Dell is also requesting to remove the requirement of having new homes on the perimeter of the park, which is a condition from variance request A-00-01 granted by the Zoning Board of Appeals in April 2000.

Building Commissioner Danny Schrempp stated 20 property owners were notified within 150 feet of the subject property. No one contacted City Staff about the variance request before the meeting tonight.

Out lots with no legal descriptions were discussed and the 50ft easement on August Street that cannot be built on was talked about. Board Chairman expressed that the City does not want more grey areas like there have been since 2000.

Below are the Conditions discussed and suggested.

Conditions:

Lots 21, 23, 25 and 27 shall receive a variance from the minimum lot size of 4,000 square feet to a minimum lot size of 3,668 square feet.

All lots along the perimeter of the mobile home park shall include a mobile home unit that is no more than 20 years old from the date a mobile home building permit is secured for the lot.

The existing mobile home unit located on Lot 39 shall be permitted to be relocated on Lot 39 to meet required setbacks.

The existing mobile home unit located on Lot 38 shall be permitted to be relocated on an interior lot of the mobile home park to meet required setbacks.

A licensed professional surveyor shall set and mark corner pins on all lots in the mobile home park prior to the issuance of any additional mobile home building permits.

It was stated that all future homes would be 20 years or newer

The Board questioned opening up the easement. Lisa and Danny stated they will need to go back to 2000 and look into that.

Motion –Scott moved, seconded by Kuehn, to grant the Variance. All Board members were in favor to grant the Variance as discussed.

MISCELLANEOUS

ADJOURNMENT

All were in favor to adjourn at 8:32 pm.