

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

APRIL 27, 2016

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, Jim Kuehn & Charles Jefferson.

ABSENT

Dean Smith, Harry Friederich & Gene Haege

ALSO PRESENT

City Manager Cody Hawkins, Danny Schrempp, Bradley Glaeser, Arlene Glaeser, Scott Glaeser, Josh Mezander, Matt Stukenberg.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the September 23 2015 Zoning Board of Appeals were approved as amended. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing – ZBA 16-01 – Variance from maximum density Section 34-5-57 RM dimensional regulations (h) Maximum density, 20 dwelling units per gross acre.

Chairman Taylor stated that the Zoning Board of Appeals will be hearing case #16-01 this evening. Chairman asked if everyone within 150ft have been notified. Danny Schrempp stated that 31 properties were notified and no one had contacted staff regarding this variance request.

Matt Stukenberg, property owner of 281 and 291 Douglas Avenue, is here to answer questions or concerns about the variance he is seeking from the maximum density dimensional regulation of 20 dwelling units per gross acre to 21 dwelling units per gross acre. Per the maximum density requirements in Section 34-5-57 (h).

Staff explained how the property is designed to accommodate (4) buildings; 1 with 16 units and 3 with 15 dwelling units. The property owner is requesting that the final 2 unconstructed buildings be changed to 16 dwelling unit buildings.

Matt Stukenberg stated that the building footprints would be unchanged, so the only change is that a 3 bedroom dwelling in each of the last 2 buildings would be 2 single bedroom units. He also said the market conditions in the area support 1 bedroom apartments better than 3 bedroom units.

Kuehn moved, seconded by Scott that the Zoning Board of Appeals approve/deny a variance from the maximum density of 20 dwelling units per gross acres and allow for 21 dwelling units per gross acres located at 281 and 291 Douglas Avenue with the following two conditions:

- 1) The variance is only for the remaining two building at 281 and 291 Douglas Avenue.
- 2) The variance is only for the replacement of (1) three bedroom apartment with (2) one bedroom apartments for each building, subject to the attached Findings.”

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

Motion passed. AYE’s – 4 – Jefferson, Kuehn, Scott, Taylor. NAY’s – none. Abstentions – none.

MISCELLANEOUS

None.

ADJOURNMENT

The Board adjourned at 7:15 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.