

EDWARDSVILLE ZONING BOARD OF APPEALS
Meeting Minutes
2/22/21
7:00 PM

Approved: Robert A. Hotz 3/22/2021

I. ROLL CALL:

- | | |
|-----------------------------|---------------|
| <u>Present</u> | <u>Absent</u> |
| B. Hotz, Chairman | |
| A. Robertson, Vice Chairman | |
| M. Pierceall | |
| J. Zimmerman | |
| C. McCaskill | |
| J. Krebs | |
| T. Butts | |
| C. Porter, Staff | |
| C. Miller, Staff | |
| E. Sutter, Staff | |
| J. Cunningham, Staff | |
| J. Henderson | |
| S. Siebert | |

II. PUBLIC COMMENT: None

III. APPROVAL OF MINUTES

Minutes of the regular meeting for October 26, 2020 are hereby approved and passed.

IV. ZONING CASES

A. Case 2021-07 – Variance

Jamie Henderson has filed a petition for a variance allow a single story addition to a building within the B1-A Central Main Street District. The subject property is addressed as 132 North Main Street and more specifically identified as PID 14-2-15-11-11-202-010.

Applicant: Jamie Henderson

Location: 132 N. Main St.

Area Land Use & Zoning: The subject site is zoned B-1A Central Main Street District

Direction	Zoning Designation	Existing Land Use
North	B1-B Mid-Downtown District	Commercial Use – MCT- Parking Lot
South	B1-A-Central Main Street District	Commercial Use – Mark Twain Plaza Office Complex
East	B1-A-Central Main Street District	Commercial Use – Law Office
West	B1-A-Central Main Street District	Commercial Use – Mark Twain Plaza Parking

STAFF DISCUSSION:

- The existing 1-story building was built before the current B1-A Zoning District was created. It would not be feasible to have a 2-story all season addition to the existing 1-story building.
- A 2-story addition in this particular location would be architecturally inconsistent with the existing building and would detract from the sight lines and streetscape, rather than adding value.

Jamie Henderson stated that the staff comments are correct. This will tie into the existing structure and will be painted to match and has similar details.

Mike Pierceall asked if any info was received from adjoining property owners.

Cheryl Porter stated that staff has not received any comments from adjoining property owners.

Tom Butts asked about the property line going to the parking lot. He asked about the multi-story parking structure.

Cheryl Porter stated that she was unsure as to which properties were affected by the construction of a multi-story parking lot. This particular property has had the parking in the back since it was initially platted, and they maintain the lot.

Tom Butts stated that all the pieces of parking belong to several different owners. The city would have to purchase the lots to build a structure. He also asked if this was replacing the tent structure currently up at the location.

Jamie Henderson said that statement was correct. He said it would be along the existing five foot rod iron fence that currently defines the patio. The fence to the east would not be moving, and the new structure would be inside of that fence.

STAFF RECOMMENDATION:

No objection to approval of the requested variance to allow a 1-story addition to the existing 1-story building.

Motion to approve as presented (Butts), seconded (Pierceall).

VOICE ROLL CALL: 7 Ayes, 0 Nays, 0 Abstain.

NEXT STEPS:

- Administrative & Community Services Committee Meeting – Thursday, February 25, 2021 at 5:30 PM
- City Council Meeting – Tuesday, March 2, 2021 at 7:00 PM

V. OLD BUSINESS: None

VI. NEW BUSINESS: Caleb Miller acknowledged it was Cheryl Porter's last Zoning Board of Appeals meeting as she is retiring.

VII. ADJOURNMENT: Motion to adjourn (McCaskill), seconded (Pierceall).