

CITY OF BELLEVILLE, ILLINOIS
ZONING BOARD OF APPEALS MEETING MINUTES
September 22, 2016

Members:

Rebecca Boyer	Present
Tim Price	Present
Don Rockwell	Present
Patrick Sullivan	Present
Toni Toggias	Present
Steven Zimmerman	Present
Dan Nollman, Chairman	Present

Staff present: Annissa McCaskill, Economic Development, Planning & Zoning Director
 Mathew Chandler, Planner/GIS Coordinator
 Brian Flynn, Assistant City Attorney

Present:		Present:	
Alderman Joe Hazel	No	Alderman Ken Kinsella	No
Alderman Mike Buettner	No	Alderman Jane Pusa	No
Alderman Scott Tyler	No	Alderman Kent Randle	No
Alderman Raffi Ovian	No	Alderman Johnnie Anthony	No
Alderman Ed Dintelman	No	Alderman Phillip Silsby	No
Alderman Paul Seibert	No	Alderman Bob White	No
Alderman Phil Elmore	No	Alderman Trent Galetti	No
Alderman Roger Wigginton	No	Alderman James Musgrove	No

Public present:

Jodi Meravy, Kelly Whitney

The Zoning Board of Appeals meeting was held at Lindenwood University, 2600 West Main St., Alan J. Dixon building at 7:00 p.m. on September 22, 2016.

The meeting was called to order at 7:00 p.m. by Chairman Nollman. Roll called, quorum declared.

Chairman Nollman noted that all Zoning Board cases heard at this meeting will be considered at the October 3, 2016 City Council meeting.

Chairman Nollman asked if there were any corrections to be noted for the August 25, 2016 Zoning Board of Appeals meeting minutes. No corrections were made hence the minutes were approved by the Board.

Chairman Nollman explained the emergency procedures if needed.

 The following cases were heard:

- **34-SEPT16 - GRAPPA GROWLERS** - Requesting to rezone the property at 1501 North Belt West (Parcels: 08-09.0-305-021...022) from "A-1" Single Family Residence District to "C-2" Heavy Commercial District. (Applicable portion of the zoning code: 60-6-1 through 60-6-7 and 60-6-47 through 60-6-52.) Ward 3

Business owners, Jodi Meravy and Kelly Whitney, explained the request stating that they would like the business to be zoned as commercial. Ms. Whitney stated that at some point they would like to expand the business.

Steve Zimmerman spoke on the ordinance that was passed in 2012; it stated: (1.)*There will be no outside music of any kind.* (2.)*The hours of operation are stipulated to be as follows: M-closed, T-W-Th-10am/7pm, F-Sa-10am/8pm, Su-12pm/5pm.*

Ms. McCaskill explained the permitted uses in a Commercial zoning district and noted that the Comprehensive Plan showed the area as proposed commercial use.

Chairman Nollman asked the applicants why the current hours of operation were different from the ordinance stipulations; the applicants said that the hours stated in the ordinance were for outside operations.

There was no one in the audience, including Aldermen, to speak on the request.

With no further discussion by the Board, Chairman Nollman asked for a motion.

A motion was made by Patrick Sullivan to APPROVE the request. It was seconded by Rebecca Boyer. All members present voted in the affirmative. The motion carried. 7-0.

Patrick Sullivan made a motion to ADJOURN, which was seconded by Don Rockwell. All members present voted aye. Chairman Nollman adjourned the meeting at 7:08 p. m.

Respectfully submitted,
Kari L. Tutza,
Economic Development, Planning & Zoning Department