

CLINTON COUNTY ZONING BOARD OF APPEALS
Clinton County Board Room
(County Jail)
810 Franklin St.
Carlyle, IL 62231

AGENDA

July 6, 2022 – 6:00 p.m.

David Timmermann, Chairman

- 1. CALL TO ORDER**
- 2. ROLL CALL OF MEMBERS**
- 3. APPROVAL OF MINUTES**
- 4. PUBLIC HEARINGS – ADMINISTER OATH**

CASE #1: Request for a special use (40-4-3) submitted by Real Nifty, LLC, 202 Main St, Summerfield, IL, 62289 to take new ownership of the existing Ten Pin Antique Mall, currently owned by GMCS Properties, LLC. Property is zoned Agricultural and is located at 11515 State Rt. 127 Carlyle, IL, 62231.

Location of property:

Part of the Southeast ¼ of the Northeast ¼ of Section 25, Township 2 North, Range 3 West of the 3rd P.M., Clinton County, Illinois, described as follows: Commencing at the East Quarter corner of said Section 25; thence North 00° 39' 30" West on the East line of Section 25, 322.31'; thence South 89° 00' 44" West, 41.07' to the point of beginning; thence South 00° 00' 31" East, 82.30'; thence South 01° 08' 08" East, 59.66'; thence South 43° 42' 21" West, 141.81'; thence South 88° 32' 51" West, 236.41'; thence North 00° 29' 35" West 244.71'; thence North 89° 00' 44" East, 335.27' to the point of beginning, according to the Plat of Survey prepared by Henry Melsenheimer and Gende, Inc. and recorded January 2, 2003 at 2:55 p.m., as Doc. No. 03R0018 In Plat Envelope 592. Except the coal, oil, gas and other minerals underlying.

CASE #2: Request for a special use (40-9-16) & variance (40-3-13) submitted by James Gray, 4110 Maryville Rd, Granite City, IL, 62040 to allow a camper to stay on the lot year round. Also requesting a carport on the lot without a principal structure. The property is located in North Harbor Subdivision #2 at 21807 N Harbor Dr, Carlyle, IL 62231.

Zoned R-3 and owned by Jeff & Cynthia French, 3 Paul Dr, Granite City, IL 62040.

Location of property:

Lot #61 in North Harbor #2, Carlyle, Illinois 62231.

CASE #3: Request for a variance (40-3-14) submitted by Clint Breiner, 218 E Main St, Damiansville, IL, 62215 to reduce the west setback from 25' to 6' and south setback from 25' to 10' to replace a 40'x 62' shed destroyed in a fire. Property is zoned agricultural and owned by Clint Breiner.

Location of the property:

Being one acre out of the S.W. Corner of the S.W. Quarter of the S.E. Quarter of Section Twenty Three in Township One North, Range Five West of the Third P.M. and commencing one and one half chains East from the S.W. Corner of the S.W. Quarter of the S.E. Quarter of said Section, Town and Range, as above described, thence running North Ten Chains, thence East One Chain, thence South Ten Chains, thence West One Chain to the place of beginning.

5. OTHER BUSINESS:

- a. Discussion of text amendment to the "family split" language in the Clinton County Zoning Code
- b. Trenton Solar Projects- screening plan

6. PUBLIC COMMENTS

7. ADJOURN