

St. Clair County Zoning Board of Appeals Meeting Minutes

Tuesday, August 4, 2026 at 6:00 P.M.

Members Present: Chairman Scott Penny, Steve Lindauer, Alexa Edwards, Steven Howell, & Paul Bergkoetter.

Members Absent: Kent Heberer

Zoning Staff in Attendance: Dave Schneidewind, Attorney.; and Emily O'Connor, Attorney.

A. Call to Order

Chairman Scott Penny called the meeting to order at 6:00 p.m. and conducted roll call.

B. Explanation of Zoning Hearing Procedures

Chairman Scott Penny explained the hearing procedures to meeting attendees.

C. Approval of Minutes

Chairman Scott Penny asked for a motion to approve the meeting minutes from July 7, 2026, Steve Lindauer made a motion to approve. Seconded by Paul Bergkoetter. Motion approved.

D. Public Comment

No persons provided public comment.

E. New Business

1. **Hearing 2026-12-ABV-** Rochelle Weaver, 2827 Otten Road, Millstadt, Illinois, Owner & Applicant. This is a request for an Area/Bulk Variance to allow the division of 16.81-acres creating a 15.81 +/- acre tract instead of the 40-acres required and consolidating the remaining 1 +/- acre to adjacent parcel 07-29.0-100-036 in an "A" Agricultural Industry Zone District, Millstadt, Illinois, in Stookey Township (Parcel # 07-29.0-100-035). The owner and applicant Rochelle Weaver appeared and presented the application/petition to the Board. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Steve Lindauer, seconded by Steven Howell to grant the request. Roll call vote. Motion passes. (See attached Decision Report.)
2. **Hearing 2026-13-ABV-** Donald & Claire Mueller TR, 3308 Rand Lane, Swansea, Illinois, Owners and Lucky Break Investments, LLC (Jeffrey Timmermann), 6213 Erie Station Road, Belleville, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the construction of four Self-Storage Buildings 10.1 ft. from the front property line instead of the 75 ft. required and one Self-Storage Building 8ft. from the principal building instead of the 10 ft. required in a "B-2" General Business Zone District, on property known as 5921 Gateway Industrial Drive, Belleville, Illinois, in Stookey Township (Parcel #07-13.0-400-073). Owner & Applicant had

representation from Robert Berneking, a real estate broker that appeared and presented the application to the Board. Applicant could not attend the meeting due to a pre-planned vacation. With further discussion from the Board and Zoning Attorney it was recommended to continue the hearing to a later date that the Applicant can appear. A motion was made by Steven Howell, seconded by Steve Lindauer to continue the request until September 1, 2026. Roll Call Vote. Motion passes.

3. **Hearing 2026-14-ABV** – Christopher Williams, 7575 Nelson Lane, Millstadt, Illinois, Owner & Applicant. This is a request for an Area/Bulk Variance to allow the division of 30.89-acres creating one 3.0 +/- acre tract and one 27.89 +/- acre tract instead of the 40-acres required in an “A” Agricultural Industry Zone District, on property known as 7575 Nelson Lane, Millstadt, Illinois, in Stookey Township (Parcel # 07-32.0-200-014). The owner and applicant Chris Williams appeared and presented the application/petition to the Board. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Steven Howell, seconded by Steve Lindauer to grant the request. Roll Call Vote. Motion passes. (See attached Decision Report.)
4. **Hearing 2026-15-ABV** – Arron Scharf, Brent Scharf & Melissa Scharf, 9713 Concordia Church Road, Millstadt, Illinois, Owners and Brent & Melissa Scharf, 9713 Concordia Church Road, Millstadt, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the division of 20.15-acres creating two 10 +/- acre tracts instead of the 40-acres required in an “A” Agricultural Industry Zone District, on property known as 9713 Concordia Church Road, Millstadt, Illinois, in Stookey Township (Parcel # 07-28.0-300-009). The owners and Applicants Brent & Melissa Scharf appeared and presented the application to the Board. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Paul Bergkoetter, seconded by Steven Howell to grant the request. Roll Call Vote. Motion passes. (See attached Decision Report.)

F. Old Business

5. **Hearing 2026-08-ABV** – Dale Paule & Scott Paule, 4722 Paule Lane, Millstadt, Illinois, Owners and Dale Paule & Sherri Paule, 4772 Paule Lane, Millstadt, Illinois, Applicants. This is a request for an Area/Bulk Variance to allow the division of 14.9-acres creating one 5 +/- acre tract and one 9.9 +/- acre tract instead of the 40-acres required and to allow both parcels 50 ft. of frontage instead of the 100 ft. required in an “A” Agricultural Industry Zone District, on property known as XXXX Paule Road, Millstadt, Illinois, in Smithton Township (Parcel # 13-07-300-009). This application was continued per the request of the Applicant’s Attorney until September 1, 2026. This will allow all interested parties that have properties along the roadway/easement at issue to come up with a road use agreement and maintenance plan for the roadway that all parties can agree with.

Adjournment

A. Edwards made a motion to adjourn the meeting. Seconded S. Lindauer. Roll call vote. Motion approved.

Meeting adjourned.