St. Clair County Zoning Board of Appeals Meeting Minutes
Tuesday, July 7, 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: Karrey Crowe, Zoning Staff; 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 June 2, 2026, Steve Howell made a motion to approve. Seconded by Alexa Edwards. Motion approved.

D. Public Comment

No persons provided public comment.

E. New Business

1. **Hearing 2026-03-PD-** Gene & Lori Stumpf and Allen & Cheryl Stumpf, 503 Gilmore Lake Road, Columbia, Illinois, Owners and Robert McDaniel, Flight Park, Inc., 225 Carl Street, Columbia, Illinois, Applicant. This is a request for a Special Use Permit to modify/amend an existing Planned Building Development that was previously granted pursuant to Section 40-9-3 (H)(3), in that the Applicant desires to expand/modify the site plan submitted in Case 2017-14-SP to allow four 50' x 50' additional aircraft storage hangers in an "A" Agricultural Industry Zone District, on property known as 5941 Bohleysville Road, Millstadt, Illinois, in Millstadt Township (Parcel's 12-30.0-400-006). Applicant Robert McDaniel presented the case to the Board. Mr. McDaniel testified that he is the current operator of the Flight Park. James McGee also provided testimony on behalf of Flight Park. Mr. McGee is a retired St. Louis Air Traffic Controller, pilot and flight instructor. Multiple members of the public appeared to voice concerns about the Flight Park operations. Jason Sternau, 5835 Bohleysville Rd, Millstadt, Illinois, testified to his concerns that the buildings currently at the Flight Park are not being maintained well, fuel tank storage, taxes have decreased on the property, activities after dark, growing business operations, his concerns that the Flight Park is not compatible with the area and the increase in flights invades the enjoyment of the homes in the area. Alan Sternau and Violet Sternau, Frierdich Rd, own farmland in the area, but do not reside in the area (they live

8 miles away 4040 Little Rock LN, Belleville, IL). Mr. and Mrs. Sternau testified that they are in the area regularly because Jason Sternau is their son. Alan Sternua testified to his concerns regarding water runoff coming onto his farmland, property taxes going down, the poor maintenance of the existing buildings and the FAA's lack of action to protect the homes in the area. Mrs. Sternau testified that the planes fly right over the house and there is fuel being stored at the Flight Park. Stephen and Leslie Thomas, Roenick Rd. Ms. Thomas testified to her concerns regarding the low flight paths of the planes, Sunday operations, and a change in her community because of the traffic to and from the Flight Park. Mr. Thomas testified that the airplanes do not follow the required flight paths and heights. Aaron Godard, 6033 Bohleysville Rd, testified regarding the lack of licensure for the pilots and the storage of fuel on the property in contravene of the 2017 hearing which indicated that fuel would not be present. County Board Member Phil Henning testified he believes the Flight Park is a negative in the community and the airspace is not being controlled well. Phil Henning is opposed to the request. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Alexa Edwards, seconded by Steve Lindauer to **deny** the request. Roll call vote. Motion passes. (See attached Decision Report.)

2. **Hearing 2026-02-PD–** Donald & Paige Gass, 4936 State Rte. 4, Mascoutah, Illinois, Owners & Applicants and Don Gass, 4936 State Rte. 4, Mascoutah, Illinois, Applicant. This is a request for a Special Use Permit for a Planned Development pursuant to Section 40-9-36 (H)(3) to allow a Masonry Storage Yard in an "A" Agricultural Industry Zone District, on property known as 4936 State Rte. 4, Mascoutah, Illinois, in Engelmann Township (Parcel # 15-32.0-300-021). Applicant Don Gass appeared and presented the application to the Board. Neighboring property owner Donald Horine testified in support of the application. County Board member Ed Cockrell was present and expressed his support for the application. 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 **continue** the request until September 1, 2026, to give the applicant time to get a screening plan and expanded plat map site plan where the purposed outside storage would be located. Roll Call Vote. Motion passes.

3. **Hearing 2026-11-ABV –** Diane C. Boschert, Et Al, 8951 New Athens Darmstadt Road, New Athens, Illinois, Owners and Raymond J. Mueller, 2829 Bush Lane, Belleville, Illinois, Applicant. This is a request for an Area/Bulk Variance to allow the division of 64.91-acres creating one 5+/- acre tract instead of the 40-acres required with 50 ft. of frontage instead of the 100 ft. required in an "A" Agricultural Industry Zone District, on property known as 8951 New Athens Darmstadt Road, New Athens, Illinois, in New Athens Township (Parcel # 18-35.0-100-021). Applicant Raymond Mueller presented the case to the Board. Mr. Mueller stated that his grandmother owns the property and the area has never been tillable acreage. County Board member Ed Cockrell recommended approval. Mr. Cockrell testified that Mr. Mueller is doing the right thing by coming before the Zoning Board for the division. Additionally, the area is not tillable and is next to a large conservation area, the intended us is consistent with the area. 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 Paul Bergkoetter to **grant** the request. Roll Call Vote. Motion passes.

F. Old Business

1. **Hearing 2025-04-PD –** Lorenzo Powell, 1405 Double Eagle Circle, Belleville, Illinois, Owner & Applicant. This is a request for a Special Use Permit to modify/amend an existing Planned Building Development that was previously granted pursuant to Section 40-9-3 (H)(3), in that the Applicant desires to expand/modify the site plan submitted in Cases 2002-67-SP, 2010-02-SP and 2023-04-PD to allow expanded hours for Powell's Hall (Event Space), new shared signage for both the Event Space and Powell's Academy, the construction and installation of a recreational park and associated structures for use in conjunction with Powell's Academy, the addition of a modular classroom building for Powell's Academy, and a Flood Plain Code, 13-1-1 *et seq.,* for construction/remodel of Powell's Hall/Event Space in a Flood Plain designation "AH" , all of which are located in a "NB" Neighborhood Business Zone District and/or an "MR-2" Multi -Family Residence Zone District, on property known as 1205 & 1206 North 71st Street, East St. Louis, Illinois, in Canteen Township (Parcel #'s 02-22.0-204-020 & 02-23.0-102-006). Prior to the hearing, the Applicant's representative Attorney Colin Clark requested that the matter be **continued** until September 1, 2026. The continuance will give the Applicant time to have his engineer get drawings to calculate compensatory storage and provide the same to the County Engineer for review.

Adjournment

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

Meeting adjourned.