St. Clair County Zoning Board of Appeals Meeting Minutes
Tuesday, October 6, 2026 at 6:00 P.M.

Members Present: Chairman Scott Penny, Steve Lindauer, Kent Heberer, & Steven Howell.

Members Absent: Alexa Edwards & Paul Bergkoetter.

Zoning Staff in Attendance: Dave Schneidewind, 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 September 1, 2026, Steve Lindauer made a motion to approve. Seconded by Kent Heberer. Motion approved.

D. Public Comment

No persons provided public comment.

E. New Business

1. **Hearing 2026-03-SP-** Linda L. Mentzer Trust (Thomas A. Mentzer Trustee), 6709 Augies Way Place, Millstadt, Illinois, Owners and DBT Properties, LLC d/b/a M & M Storage, 4412 Mascoutah Avenue, Belleville, 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 2012-15-SP to include an additional 42'X131' storage building in an "A" Agricultural Industry Zone District, on property known as 4412 Mascoutah Avenue, Belleville, Illinois, in Shiloh Valley Township (Parcel # 09-26.0-400-016). The Applicant appeared at the hearing through its members/managers, Thomas Mentzer, Brian Mentzer, and Kevin Shipp. Mr. Thomas Mentzer provided the majority of the testimony on behalf of the Applicant and explained that the Applicant seeks approval to construct an additional building on the subject property for the storage of campers and recreational vehicles (RVs). County Board Jana Moll was present and expressed her support for the application and had no objection to the same. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Steve Howell, seconded by Steve Lindauer to **grant** the request. Roll call vote. Motion passes. (See attached Decision Report.)

2. **Hearing 2026-04-PD–** Magdow Properties LLC (Brian & Nicole Muenchau), 10235 Jefferson Road, Mascoutah, Illinois, Owners and Applicants. This is a request for a Special Use Permit for a Planned Building Development pursuant to Section 40-9-3 (H)(3) to allow a Welding/Fabrication/Machine

Shop in an "A" Agricultural Industry Zone District, on property known as 10235 Jefferson Road, Mascoutah, Illinois, in Engelmann Township (Parcel # 15-17.0-400-015). The Applicant appeared through its members, Brian Muenchau and Nicole Muenchau. Mr. Muenchau provided the Board with a history of the business, including its establishment, growth, and operations at the subject property. Mr. Muenchau presented letters of support from two adjacent property owners- Amici and Eidmans-such were submitted into the record. Adjacent landowner Kennth Rasp, testified in support of the application and indicated that Muenchau/Magdow has been a good neighbor and asset to the area. Kevin Dawson, testified as a friend of Brian Muenchau, not as a County Board Member, Mr. Dawson believes the proposed use of the property is its highest and best use, and he spoke in favor of the application. County Board Member Ed Cockrell stated he is in favor of the application and has no objection to continuing the ongoing business and its proposed expansion. 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 Kent Heberer to **grant** the request. Roll call vote. Motion passes. (See attached Decision Report.)

3. **Hearing 2026-01-ZA –** The Scheibel 2006 Revocable Trust, 10 Santa Gabriella Ct, Novato, California, Owners and Exit 21 Properties LLC (Thomas Rehkemper), 220 E State Street- Suite 2C, O'Fallon, Illinois, Applicants. This is a request for a Zoning Amendment to change the zone district classification of certain tracts of land from "A" Agricultural Industry Zone District to "I-1" Research & Assembly Industrial District, on property known as XXXX State Rte 158, Lebanon, Illinois, in O'Fallon Township (Parcel # 07-32.0-200-014). The Applicant was represented by attorney Hrant Norsigian, Jr. Also present on behalf of the Applicant was Thomas Rehkemper. Attorney Norsigian presented the Applicant's request for rezoning and submitted an exhibit addressing the six factors to be considered in evaluating a proposed zoning amendment, together with various maps and supporting materials. County Board Member Robert Wilhelm testified in support of the rezoning. No other persons appeared to testify for or against the application. After considering all the testimony and evidence, a motion was made by Kent Heberer, seconded by Steve Lindauer to **grant** the request. Roll Call Vote. Motion passes. (See attached Decision Report.)

F. Old Business

1. **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 December 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

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

Meeting adjourned.