

**ST. CLAIR COUNTY
ZONING BOARD OF APPEALS
AGENDA**

July 7, 2026

Board Members:

Chairman Scott Penny

Alexa Edwards

Kent Heberer

Steve Lindauer

Steven Howell

Paul Bergkoetter

1. Pledge of Allegiance
2. Call Meeting to Order
3. Roll Call
4. Public Comment
5. Approve Minutes of June 2, 2026
6. New Business

A) 6:00 P.M. -- 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 # 12-30.0-400-006)

- B) 6:15 P.M. -- 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 40-9-3(H)(3) to allow a Masonry Storage Yard in an "A" Agricultural Industry Zone District, on property known as 4936 State Route 4, Mascoutah, Illinois, in Engelmann Township. (Parcel #15-32.0-300-021)
- C) 6:30 P.M. -- 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)

7. Old Business (*Immediately following New Business*)

- A) 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) *Continued from May 5, 2026*

8. Adjournment

Elected Officials:

Phil Henning, County Board District #18 (2026-03-PD)

Kevin Juhas, Millstadt Twp Supervisor (2026-03-PD)

Stanley A. Jarvis, Millstadt Twp Hwy Comm (2026-03-PD)

Ed Cockrell, County Board District #20 (2026-02-PD) (2026-11-ABV)

Lisa Reinneck, Engelmann Twp Supervisor (2025-04-PD)

Kenneth J. Walthes, Engelmann Twp Hwy Comm (2025-04-PD)

Ed Cockrell, New Athens Twp Supervisor (2026-11-ABV)

David Parker, New Athens Twp Hwy Comm (2026-11-ABV)

Harry Hollingsworth, County Board District # 4 (2025-04-PD)

Rickie Thomas, Canteen Twp Supervisor (2025-04-PD)

Marion Alexander, Canteen Twp Hwy Comm (2025-04-PD)