

MINUTES
ZONING BOARD OF APPEALS MEETING
January 19, 2022

The meeting was called to order at 9:04 A.M.

BOARD MEMBERS PRESENT: Chairman Phil Fuhr, Bob Brown, Kathy Parrish, and Don Deloose

STAFF PRESENT: Phil Tunnickliff, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the December 15, 2021 minutes. The motion was made by Mr. Brown, and seconded by Mr. Deloose. A voice vote was taken, motion carried.

CASE: RZ-22-102

TFQC PROPERTY LLC

REZONING

The Rock Island County Zoning Board of Appeals will hold a public hearing at the request of **TFQC PROPERTY, LLC** (petitioner – a corporation, Andrew J. Tucker, Manager, 1080 E 12th St. Dubuque, IA 52001) on behalf of **DRBE PROPERTIES, LLC** (owner – a partnership, Richard Engstrom, David Engstrom, Robert Engstrom - 2345 4th Ave. Moline, IL 61265) to consider a rezoning from B-4, Highway Intensive Business District to I-1, Light Industrial District. There were no objectors present. A motion was made to approve the request by Mr. Deloose and seconded by Ms. Parrish. The vote to approve the request was as follows: Chairman Fuhr – Yes; Ms. Parrish – Yes; Mr. Deloose – Yes & Mr. Brown – Yes. Motion carried.

CASE: RZ-22-103

ROCK ISLAND COUNTY

REZONING

that the Rock Island County Zoning Board of Appeals will hold a public hearing consider an amendment to the **Rock Island County Code of Ordinances Section 3-2-38, Development in a Special Flood Hazard Area, an ordinance regulating development in floodplain areas to reduce or prevent flood damages.** There were no objectors present. A motion was made to approve the request by Mr. Brown and seconded by Ms. Parrish. The vote to approve the request was as follows: Chairman Fuhr – Yes; Ms. Parrish – Yes; Mr. Deloose – Yes & Mr. Brown – Yes. Motion carried.

The following Finding of Facts from December 15, 2021 were approved with a motion by Mr. Brown and second by Mr. Deloose. A voice vote was taken, motion carried.

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|--------------|---------------------|-----------------------|----|
| a. AP-21-401 | Briscoe Financial | transient occupancies | CV |
| b. SU-22-201 | John Pettit Trust | Density Increase | CO |
| c. SU-22-202 | Subsurface HDD, LLC | Commercial Storage | ZU |
| d. RZ-22-101 | Timothy Saathoff | AG-1 to AG-2 | CR |

Our next hearing will be February 16, 2022. There are four cases currently scheduled.

The motion to adjourn was made by Mr. Deloose and second by Ms. Parrish. A voice vote was taken, motion carried. Meeting adjourned at 9:25 a.m.

This concludes the minutes of the Zoning Board of Appeals meeting.

Respectfully submitted _____


Gregory Thorpe, Secretary