

MINUTES
ZONING BOARD OF APPEALS MEETING
February 16, 2022

The meeting was called to order at 9:03 A.M.

BOARD MEMBERS PRESENT: Chairman Phil Fuhr, Jim Coyne, Jim Boyd, and Bob Brown

STAFF PRESENT: Phil Tunncliff, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the January 19, 2022 minutes. The motion was made by Mr. Brown, and seconded by Mr. Boyd. A voice vote was taken, motion carried.

CASE: SU-22-203

DAN CROWNHART

SPECIAL USE

the Rock Island County Zoning Board of Appeals will hold a public hearing at the request of **DAN CROWNHART** (petitioner) on behalf of **CORDOVA INTERNATIONAL RACEWAY LLC** (Owner) to consider a Special Use Permit for Motorsports Facility, in an, AG1, Agricultural Preservation District as authorized in Section 3-2-10.3.U of the Rock Island County Code of Ordinances. There were no objectors present. A motion was made to approve the request by Mr. Boyd and seconded by Mr. Brown. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Coyne – Yes; Mr. Boyd – Yes & Mr. Brown – Yes. Motion carried.

CASE: RZ-22-104

RICHARD N. GENUNG TRUST

REZONING

The Rock Island County Zoning Board of Appeals will hold a public hearing at the request of the **RICHARD N. GENUNG TRUST** (owner) to consider a rezoning from AG-1, Agricultural Preservation District to AG-2 General Agricultural District. There were no objectors present. A motion was made to approve the request by Mr. Brown and seconded by Mr. Coyne. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Coyne – Yes; Mr. Boyd – Yes & Mr. Brown – Yes. Motion carried.

CASE: RZ-22-105

BEVERLY VOLLRATH ESTATE

REZONING

The Rock Island County Zoning Board of Appeals will hold a public hearing at the request of **BEVERLY VOLLRATH ESTATE** (owner) to consider a rezoning from I-2, General Industrial District to SE-2, Suburban Estates Medium Density District. There were no objectors present. A motion was made to approve the request by Mr. Coyne and seconded by Mr. Boyd. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Coyne – Yes; Mr. Boyd – Yes & Mr. Brown – Yes. Motion carried.

CASE: RZ-22-106

TODD DECLERCQ TRUST

REZONING

The Rock Island County Zoning Board of Appeals will hold a public hearing at the request of **TODD DECLERCQ TRUST** (owner) to consider a rezoning from AG-1, Agricultural Preservation District to SE-1, Suburban Estates Low Density District. There were no objectors present. A motion was made to approve the request by Mr. Brown and seconded by Mr. Coyne. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Coyne – Yes; Mr. Boyd – Yes & Mr. Brown – Yes. Motion carried.

The following Finding of Facts from January 19, 2022 were approved with a motion by Mr. Brown and second by Mr. Coyne. A voice vote was taken, motion carried.

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|----|-----------|--------------------|---------------------------|-----|
| a. | RZ-22-102 | TFQC Property LLC | B-4 to I-1 | BH |
| b. | RZ-22-103 | Rock Island County | Text Amend Floodplain Ord | ALL |

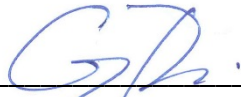
Our next hearing will be March 16, 2022. There are two cases currently scheduled.

- | | | | |
|--------------|------------------------|--------------|----|
| a. RZ-22-107 | James Heaton | AG-2 to SE-2 | CO |
| b. RZ-22-108 | Centennial Contractors | R-1 to I-1 | SM |

The motion to adjourn was made by Mr. Coyne and second by Ms. Boyd. A voice vote was taken, motion carried. Meeting adjourned at 9:22 a.m.

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

Respectfully submitted



Gregory Thorpe, Secretary