

**MINUTES**  
**ZONING BOARD OF APPEALS MEETING**  
**April 20, 2022**

The meeting was called to order at 9:00 A.M.

BOARD MEMBERS PRESENT: Chairman Phil Fuhr, Jim Coyne, Jim Boyd, Bob Brown, and Dennis Van Daele.

STAFF PRESENT: Phil Tunnicliff, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the March 16, 2022 minutes. The motion was made by Mr. VanDaele, and seconded by Mr. Boyd. A voice vote was taken, motion carried.

**CASE: RZ-22-108**

**CENTENNIAL CONTRACTORS**

**REZONING**

The Rock Island County Zoning Board of Appeals will held a public hearing at the request of **CENTENNIAL CONTRACTORS** (owner) to consider a rezoning from R-1, Single Family Dwelling District, to I-1, Light Industrial District at the March 16, 2022 meeting. The request was tabled until today's meeting. The members were able to view the property and Mr. Brown was able to review the previous meeting information, including the audio recording. A motion was made to approve the request by Mr. VanDaele 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; & Mr. VanDaele – Yes. Motion carried.

**CASE: VZ-22-001**

**JERRY & DEBRA HART**

**VARIANCE**

The Rock Island County Zoning Board of Appeals will held a public hearing at the request of **JERRY & DEBRA HART** (owner) to consider a variance of section 3-2-8.4.A of the Rock Island County Code of Ordinances to construct a 2,560 sq ft accessory building 685 sq ft larger than the primary structure and to build three (3) ft over the height limitation of 15 ft. 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; & Mr. VanDaele – Yes. Motion carried.

**CASE: SU-22-204**

**WILLIAM & CINDY MCDANIEL**

**SPECIAL USE**

The Rock Island County Zoning Board of Appeals will held a public hearing at the request of **WILLIAM & CINDY MCDANIEL** (owner) to consider a Special Use Permit for a Seasonal Recreational Use, in an AG-1, Agricultural Preservation District. There were no objectors present. A motion was made to approve the request by Mr. VanDaele 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; & Mr. VanDaele – Yes. Motion carried.

The following Finding of Facts from March 16, 2022 were approved with a motion by Mr. VanDaele and second by Mr. Coyne. A voice vote was taken, motion carried.

α. RZ-22-107

James Heaton

AG-2 to SE-2

HA

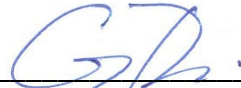
The next hearing will be June 15, 2022. There were no application received for the May 11 meeting.

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ZBA Hearing  
April 20, 2022

The motion to adjourn was made by Mr. Brown and second by Mr. Coyne. A voice vote was taken, motion carried. Meeting adjourned at 9:21 a.m.

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

Respectfully submitted



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Gregory Thorpe, Secretary