

MINUTES
ZONING BOARD OF APPEALS MEETING
June 15, 2022

The meeting was called to order at 9:02 A.M.

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

STAFF PRESENT: Phil Tunnickliff, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the April 20, 2022 minutes. The motion was made by Mr. Boyd, and seconded by Mr. Coyne. A voice vote was taken, motion carried.

CASE: SU-22-205

DAVID JAHN

SPECIAL USE

The Rock Island County Zoning Board of Appeals will held a public hearing at the request of **DAVID JAHN** (petitioner) on behalf of **CLARISSA M JAHN TRUST** (Owner) to consider a Special Use Permit for a Rural Residential Building Lot, in an, AG-1, Agricultural Preservation District. There were no objectors present. A motion was made to approve the request by Mr. Brown and seconded by Mr. VanDaele. 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-22-206

LINDSEY KUNZ

SPECIAL USE

The Rock Island County Zoning Board of Appeals will held a public hearing at the request of **STEVEN & LINDSEY KUNZ** (Owner) to consider a Special Use Permit for a Major Home Occupation - a Commercial Kitchen, in an, AG-2, General Agricultural District. 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; & Mr. VanDaele – Yes. Motion carried.

CASE: RZ-22-110

STEPHEN SOTTOS

REZONING

The Rock Island County Zoning Board of Appeals will held a public hearing at the request of **STEPHEN SOTTOS** (Petitioner) on behalf of **MATTHEW & JOY SOTTOS** (Owner) to consider a rezoning from AG-1, Agricultural Preservation District, to SE-2, Suburban Estates Medium Density District. There were no objectors present. A motion was made to approve the request by Mr. VanDaele 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: RZ-22-109

PHIL SCOTT

REZONING

No one was present to present the case and a motion was made to not consider the request by Mr. Brown and seconded by Mr. Boyd. The vote was as follows: Chairman Fuhr – Yes; Mr. Coyne – Yes; Mr. Boyd – Yes; Mr. Brown – Yes; & Mr. VanDaele – Yes. Motion carried. If and when the case is rescheduled new notice will be sent.

The following Finding of Facts from April 20, 2022 were approved with a motion by Mr. VanDaele and second by Mr. Coyne. A voice vote was taken, motion carried.

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|--------------|--------------------------|----------------------------------|----|
| a. VZ-22-001 | Jerry & Debra Hart | Height & Size VZ for Acc Bldg CR | |
| b. SU-22-204 | William & Cindy McDaniel | Seasonal Rec Use | HA |
| c. RZ-22-108 | Centennial Contractors | R-1 to I-1 | SM |

The next hearing will be July 20, 2022.

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|--------------|------------------|-------------------|----|
| a. SU-22-207 | Bible Missionary | Expand campground | RU |
| b. SU-22-208 | Michelle Baker | Kennel | RU |
| c. RZ-22-109 | Phil Scott | AG-2 to SE-1 | BH |

The motion to adjourn was made by Mr. Coyne and second by Mr. Boyd. A voice vote was taken, motion carried. Meeting adjourned at 9:24 a.m.

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

Respectfully submitted



Gregory Thorpe, Secretary