

MINUTES
ZONING BOARD OF APPEALS MEETING
July 20, 2022

The meeting was called to order at 9:01 A.M.

BOARD MEMBERS PRESENT: Chairman Phil Fuhr, Don Deloose, 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 June 15, 2022 minutes. The motion was made by Mr. Boyd, and seconded by Mr. Brown. A voice vote was taken, motion carried.

CASE: RZ-22-109

PHIL SCOTT

REZONING

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **PHIL SCOTT** (owner) to consider a rezoning from AG-2, General Agricultural District, to SE-1, Suburban Estates Low Density District. There were 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. Brown – No; Mr. Deloose – Yes; Mr. Boyd – Yes & Mr. VanDaele – Yes. Motion carried.

CASE: SU-22-207

BIBLE MISSIONARY CHURCH

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **BIBLE MISSIONARY CHURCH** (Owner) to consider a Special Use Permit to expand a Campground in an AG-2, General Agricultural District as authorized in Section 3-2-11.3.R of the Rock Island County Code of Ordinances. There were no objectors present. A motion was made to approve the request with conditions by Mr. VanDaele and seconded by Mr. Brown. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Deloose – Yes; Mr. Boyd – Yes; Mr. Brown – Yes; & Mr. VanDaele – Yes. Motion carried.

CASE: RZ-22-110

CHRIS & MICHELLE BAKER

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **CHRIS & MICHELLE BAKER** (Owners) to consider a Special Use Permit for a Kennel in an SE-1, Suburban Estate Low-Density District as authorized in Section 3-2-12.3.B of the Rock Island County Code of Ordinances. There were objectors present. A motion was made to deny the request by Mr. Brown and seconded by Mr. Boyd. The vote to deny the request was as follows: Chairman Fuhr – Yes; Mr. Deloose – Yes; Mr. Boyd – Yes; Mr. Brown – Yes; & Mr. VanDaele – Yes. Motion carried.

The following Finding of Facts from June 15, 2022 were approved with a motion by Mr. VanDaele and second by Mr. Boyd. A voice vote was taken, motion carried.

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|--------------|-----------------------|----------------------------|----|
| a. SU-22-205 | David Jahn | Rural Residential Bldg Lot | ED |
| b. SU-22-206 | Steven & Lindsey Kunz | Major Home Occupation | BO |
| c. RZ-22-110 | Stephen Sottos | AG-1 to SE-2 | RU |

The next hearing will be August 17, 2022. Two cases are scheduled currently.

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| a. SU-22-209 | Frank Fuhr | Density Increase | DR |
| b. SU-22-211 | Barb Newberg | Seasonal Rec. | ZU |

The motion to adjourn was made by Mr. Boyd and second by Mr. Deloose. A voice vote was taken, motion carried. Meeting adjourned at 10:41 a.m.

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

Respectfully submitted



Gregory Thorpe, Secretary