

MINUTES
ZONING BOARD OF APPEALS MEETING
September 21, 2022

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

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

STAFF PRESENT: Phil Tunnicliff, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the August 17, 2022 minutes. The motion was made by Mr. Brown, and seconded by Mr. Coyne. A voice vote was taken, motion carried.

CASE: VZ-22-002

ARTHUR DENNIS

VARIANCE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **ARTHUR DENNIS** (owner) to consider a variance of Section 3-2-8.4.C of the Rock Island County Code of Ordinances to allow the applicant to construct an accessory building 12 ft within the 40 setback of the front of the property, as allowed in Section 3-2-6.0.G.1. There were no objectors present. A motion was made to approve the request by Mr. Brown and seconded by Mr. Boyd. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Brown – Yes; Mr. VanDaele – Yes; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

SU-22-211

TOM BRIDGE

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **TOM BRIDGE** (petitioner) on behalf of **RICHARD BRIDGE** (owner) to consider a Special Use Permit for a Rural Residential Building Lot, in an AG-1, Agricultural Preservation District as authorized in Section 3-2-10.3.R of the County Code of Ordinances. There were no objectors present. 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. Brown – Yes; Mr. VanDaele – Yes; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

SU-22-212

CORN CRIB

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **CORN CRIB LAND HOLDINGS LLC** (owner) to consider a Special Use Permit for a Recreational Facility, in an AG-2, General Agricultural District, as authorized in Section 3-2-11.3.Q of the County Code of Ordinances. There were no objectors present. A motion was made to approve the request with conditions by Mr. Brown and seconded by Mr. Boyd. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Brown – Yes; Mr. VanDaele – Yes; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

RZ-22-111

BOB'S BLACKTOP

REZONING

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **BOB'S BLACKTOP** (owner) to consider a rezoning from SE-1, Suburban Estates Low Density District to SE-2, Suburban Estates Medium Density 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. Brown – Yes; Mr. VanDaele – Yes; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

The following Finding of Facts from August 17, 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. SU-22-209 | Frank Fuhr | Density Increase | DR |
| b. SU-22-210 | Eric Newburg | Seasonal Recreational Use | ZU |

The next hearing will be October 19, 2022. Four cases are scheduled currently.

The motion to adjourn was made by Mr. Brown and second by Mr. Coyne. A voice vote was taken, motion carried. Meeting adjourned at 9:35 a.m.

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

Respectfully submitted _____


Gregory Thorpe, Secretary