

MINUTES
ZONING BOARD OF APPEALS MEETING
April 19, 2023

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

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

STAFF PRESENT: Kelly Humphrey, Gregory Thorpe

A reading of procedures was handled by staff.

A motion was made to approve the March 16, 2023 minutes. The motion was made by Mr. VanDael, and seconded by Mr. Coyne. A voice vote was taken, motion carried.

SU-23-203

JEFF & JILL CRAVER

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **JEFF & JILL CRAVER** (petitioners) on behalf of **JAMES & JOYCE BOHNSACK** (owners) 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 Rock Island County Code of Ordinances. 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. VanDaele – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

VZ-23-001

KURT & JULIE SAMUELSON

VARIANCE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **KURT & JULIE SAMUELSON** (owner) to consider a 30 foot variance of a required 40 foot front yard setback of Section 3-2-8.4.C of the Rock Island County Code of Ordinances to allow the applicant to construct an accessory building 10 feet from the front property line, 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. VanDaele – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

SU-23-204

TERRY & LORENA MATTLY

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **TERRY & LORENA MATTLY** (Owners) to consider a Special Use Permit for a *Seasonal Recreational Use* in an R-1, Single Family Dwelling District as authorized in Section 3-2-14.3.K of the Rock Island County Code of Ordinances. 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. VanDaele – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

RZ-23-102

JACOB & MAGGIE PEIPER

REZONING

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **JACOB & MAGGIE PEIPER** (owner) to consider a rezoning from AG-2, General Agricultural District to SE-1, Suburban Estates Low Density District. There were no objectors present. A motion was made to approve the request by

Mr. Coyne and seconded by Mr. Brown. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. VanDaele – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

RZ-23-103

JACOB & MAGGIE PEIPER

REZONING

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **JACOB & MAGGIE PEIPER** (owner) to consider a rezoning from AG-2, General Agricultural District to R-1, Single Family Dwelling 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. VanDaele – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

SU-23-205

BILL HEALY

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **BILL HEALY** (petitioner) on behalf of **MOLLY ALVAREZ** (owner) to consider a Special Use Permit for a Reception Hall, in an AG2, General Agricultural District as authorized in Section 3-2-11.3.X of the Rock Island County Code of Ordinances. There were 2 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. VanDaele – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

The following Finding of Facts from March 16, 2023 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. SU-23-201 | Phoenix Corp of QC | Borrow Pit | HA |
| b. RZ-23-101 | Tim & Kristie Guardia | R-1 to SE-2 | CO |

The next hearing will be Friday May 5 for the special hearing for the wind and solar ordinance and then our regularly scheduled meeting on the May 17, 2023. Three cases are scheduled currently.

The motion to adjourn was made by Mr. Coyne and second by Mr. Brown. A voice vote was taken, motion carried. Meeting adjourned at 10:23 a.m.

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

Respectfully submitted _____


Gregory Thorpe, Secretary