

MINUTES
ZONING BOARD OF APPEALS MEETING
May 17, 2023

The meeting was called to order at 9:02 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 April 19 and May 5, 2023 minutes. The motion was made by Mr. Brown, and seconded by Mr. Boyd. A voice vote was taken, motion carried.

VZ-23-002

MICHAEL & TRACY HANNAN

VARIANCE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **MIKE & TRACEY HANNAN** (owner) to consider a variance of section 3-2-38.6.F.8 of the Rock Island County Code of Ordinances for a 1344 sq ft variance limiting the total sq ft of accessory buildings in the floodplain to 576 sq ft as allowed in Section 3-2-6.G.8 and a variance of Section 3-2-8.4.A of the Rock Island County Code of Ordinances for 71 sq ft variance allowing the total sq ft of accessory buildings larger than the primary structure as allowed in Section 3-2-6.G.6. There were no objectors present. A motion was made to approve the request with conditions 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.

SU-23-205

MIKE & RIANNE HOWARD

SPECIAL USE

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **MIKE & RIANNE HOWARD** (petitioner) on behalf of **COLUMBIA ACQUISITIONS LLC** (owner) to consider a Special Use Permit for a Density Increase in an AG-1, Agricultural Preservation District as authorized in Section 3-2-10.3.H. There were no objectors present. A motion was made to approve the request with conditions by Mr. VanDaele 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.

RZ-23-105

BAYNE FAMILY FARM PARTNERSHIP

REZONING

The Rock Island County Zoning Board of Appeals held a public hearing at the request of the **BAYNE FAMILY FARM PARTNERSHIP** (owners) 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. VanDaele 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.

The following Finding of Facts from April 19 and May 5, 2023 were approved with a motion by Mr. VanDaele and second by Mr. Boyd. A voice vote was taken, motion carried.

a. VZ-23-001	Kurt & Julie Samuelson	Front Yard Setback	AN
b. SU-23-202	Bill Healy	Reception Hall	ED
c. SU-23-203	Jeff & Jill Craver	Rural Residential Bldg Lot	BO
d. SU-23-204	Terry & Lorena Mattly	Seasonal Recreational Use	ZU
e. RZ-23-102	Jacob & Maggie Peiper	AG-2 to SE-1	AN
f. RZ-23-103	Jacob & Maggie Peiper	AG-2 to R-1	AN
g. RZ-23-104	Rock Island County	Text Amendments	ALL

The next hearing will be June 21, 2023. Two cases are scheduled currently. Dennis VanDaele will be retiring from the ZBA after this hearing. The board thanked him for his years of service to the County and on this Board.

The motion to adjourn was made by Mr. Coyne and second by Mr. Boyd. A voice vote was taken, motion carried. Meeting adjourned at 9:17 a.m.

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

Respectfully submitted _____


Gregory Thorpe, Secretary