

**MINUTES**  
**ZONING BOARD OF APPEALS MEETING**  
**June 21, 2023**

The meeting was called to order at 9:00 A.M.

BOARD MEMBERS PRESENT: Chairman Phil Fuhr, Kathy Parrish, 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 May 17, 2023 minutes. The motion was made by Mr. Boyd, and seconded by Mr. Coyne. A voice vote was taken, motion carried.

**VZ-23-003**

**CHAD TUCKER**

**VARIANCE**

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **CHAD TUCKER** (owner) to consider a variance of section 3-2-8.4.A of the Rock Island County Code of Ordinances for a 3 foot variance of a 5 foot required side yard to retain the previously constructed pool as allowed in Section 3-2-6.0.G.1. There were no objectors present. A motion was made to deny the request with conditions by Mr. Brown and seconded by Mr. Boyd. The vote to approve the request was as follows: Chairman Fuhr – Yes; Ms. Parrish – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

**SU-23-206**

**JAMES & CONSTANCE WHAN**

**SPECIAL USE**

The Rock Island County Zoning Board of Appeals held a public hearing at the request of **JAMES & CONSTANCE WHAN** (owner) to consider a Special Use Permit for a Kennel in an AG-2, General Agricultural District as authorized in Section 3-2-11.3.B. There were no objectors present. A motion was made to deny the request with conditions by Mr. Coyne and seconded by Mr. Brown. The vote to approve the request was as follows: Chairman Fuhr – Yes; Ms. Parrish – Yes; Mr. Brown; Mr. Coyne – Yes & Mr. Boyd – Yes. Motion carried.

The following Finding of Facts from May 17, 2023 were approved with a motion by Mr. Brown and second by Mr. Coyne. A voice vote was taken, motion carried.

- |              |                           |                        |    |
|--------------|---------------------------|------------------------|----|
| a. VZ-23-002 | Michael & Tracy Hannan    | Acc Bldg in Floodplain | HA |
| b. SU-23-205 | Mike & Rianne Howard      | Density Increase       | ZU |
| c. RZ-23-105 | Bayne Family Partners Ltd | AG-2 to R-1            | BH |

There was a motion to appoint Bob Brown as Vice Chair made by Mr. Boyd and second Mr. Coyne. A voice vote was taken, motion carried.

The next hearing will be July 19, 2023. Two cases are scheduled currently.

The motion to adjourn was made by Ms. Parrish and second by Mr. Boyd. A voice vote was taken, motion carried. Meeting adjourned at 9:34 a.m. This concludes the minutes of the Zoning Board of Appeals meeting.

Respectfully submitted \_\_\_\_\_

  
Gregory Thorpe, Secretary