

MINUTES
ZONING BOARD OF APPEALS MEETING
July 1, 2015

Board Members Present: Chairman Fuhr, Mr. Ryckaert, Mr. Van Daele, Mr. Brown, and Mr. Coyne.

Staff Present: Gregory Thorpe & Doug Moslehi

A motion was made to approve the May 6th, 2015 minutes. The motion was made by Mr. Van Daele, and seconded by Mr. Ryckaert. A voice vote was taken, motion carried.

CASE: VZ-15-005

VARIANCE

LINFORD HOLLOWELL

The Rock Island Zoning Board of Appeals held a hearing at the request of GKM INVESTMENTS L.L.C. to consider a Variance of Section 3-2-8.4.C1/A of the Rock Island County Code of Ordinances to erect a garage in the front yard set-back at a residence that also does not set back the required 100' from the front property line. There were no objectors present. A motion to approve the request was made by Mr. Brown and seconded by Mr. Ryckaert. The vote to approve the request was as follows: Chairman Fuhr – Yes, Mr. Brown – Yes, Mr. Coyne – Yes, Mr. Ryckaert – Yes, and Mr. Van Daele – Yes. Motion carried.

CASE: SU-15-208

SPECIAL USE PERMIT

WILFRED ENDERS

The Rock Island County Zoning Board of Appeals held a hearing at the request of WILFRED ENDERS 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. There were no objectors present. A motion to approve the request was made by Mr. Coyne and seconded by Mr. Brown. The vote to approve the request was as follows: Chairman Fuhr – Yes, Mr. Brown – Yes, Mr. Coyne – Yes, Mr. Ryckaert – Yes, and Mr. Van Daele – Yes. Motion carried.

CASE: SU-15-209

SPECIAL USE PERMIT

JOSE & GUADALUPE RAMOS

The Rock Island County Zoning Board of Appeals held a hearing at the request of JOSE & GUADALUPE RAMOS to consider a Special Use Permit for a Seasonal Recreational Use in an R-1 Single Family Residential District, as authorized in Section 3-2-14.3.K. There were objectors present. A motion to approve the request with conditions was made by Mr. Van Daele and seconded by Mr. Ryckaert. The vote to approve the request with conditions was as follows: Chairman Fuhr – Yes, Mr. Brown – Yes, Mr. Coyne – Yes, Mr. Ryckaert – Yes, and Mr. Van Daele – Yes. Motion carried.

SU-15-210

SPECIAL USE PERMIT

MUSCATINE POWER BOAT CLUB

The Rock Island Zoning Board of Appeals held a hearing at the request of MUSCATINE POWER BOAT CLUB to consider a Special Use Permit for a Private Recreational Facility in an AG-1 Agricultural Preservation District, as authorized in Section 3-2-10.3.U. There were no objectors present. A motion to approve the request was made by Mr. Van Daele and seconded by Mr. Ryckaert. The vote to approve the request was as follows: Chairman Fuhr – Yes, Mr. Brown – Yes, Mr. Coyne – Yes, Mr. Ryckaert – Yes, and Mr. Van Daele - Yes. Motion carried.

CASE: RZ-15-109

REZONING

CLINT ZIMMERMAN

The Rock Island County Zoning Board of Appeals held a hearing at the request of CLINT ZIMMERMAN to consider a rezoning from AG-2 General Agricultural District to an SE-1 Suburban Estates Low Density District. There were no objectors present. A motion to approve the request was made by Mr. Coyne and seconded by Mr. Ryckaert. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Brown – Yes, Mr. Van Daele – Yes, Mr. Ryckaert – Yes, and Mr. Coyne – Yes. Motion carried.

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

VZ-15-004 GKM Investments	Billboard, over size & height	CV
SU-15-205 Kathie Womack	Seasonal Recreational Use	SM
SU-15-206 Teske Ptnshp./Moline Ptrns. L.L.C.	Nat. Resource Extr.	SM
RZ-15-107 Trisha Massey	AG-2 to SE-1	DR

The motion to adjourn was made by Mr. Ryckaert and second by Mr. Van Daele. A voice vote was taken, motion carried.

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

Respectfully submitted



Gregory Thorpe, Secretary