Minutes
Zoning Board of Appeals Meeting
August 6, 2014

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

Staff Present: Gregory Thorpe & Doug Moslehi

A motion was made to approve the July 2nd, 2014 minutes. The motion was made by Mr. Van Daele, second by Mr. Brown. A voice vote was taken, motion carried.

CASE: VZ-14-002  VARIANCE  KEVIN MAGNUSON
The Rock Island County Zoning Board of Appeals held a public hearing at the request of KEVIN MAGNUSON to consider a Variance of Section 3-2-8.4.A of the Rock Island County Code of Ordinances to build a detached garage, 15 ft. into the front yard setback of a double frontage lot. There were no objectors present. The vote to approve the request was as follows: Chairman Fuhr – Yes; Mr. Van Daele – Yes, Mr. Ryckaert – Yes, Mr. Brown – Yes, and Mr. Coyne – Yes. Motion carried.

CASE: SU-14-209  SPECIAL USE PERMIT  RIVERSTONE GROUP
The Rock Island County Zoning Board of Appeals held a hearing at the request of RIVERSTONE GROUP INC to Consider a Special Use Permit for a Temporary Asphalt Batch Plant, in an AG-1, Agricultural Preservation District, as authorized in Section 3-2-10.3.U of the Rock Island County Code of Ordinances. There were objectors present. Mr. Ryckaert made a motion to table the issue pending a site visit by all the members, the motion was seconded by Mr. Van Daele.

The vote to approve the request was as follows: Chairman Fuhr - Yes; Mr. Van Daele - Yes; and Mr. Rychaert– Yes; Mr. Coyne – No, and Mr. Brown - No. Motion Carried. All those in attendance were notified that then vote on the request would be held next month, September 3, 2014. Not notices would be mailed.

CASE: RZ-14-106  REZONING  RIVERSTONE GROUP
The Rock Island County Zoning Board of Appeals held a hearing at the request of RIVERSTONE GROUP to Consider a Rezoning from AG-1, Agricultural Preservation District to I-1, Light Industrial District. There was one objector who testified. Mr. Van Daele made the motion to vote to approve the request, and Mr. Coyne seconded the motion.

The vote to approve the request was as follows: Mr. Fuhr – Yes; Mr. Brown – Yes; Mr. Coyne – Yes; Mr. Ryckaert – Yes; and Mr. Van Daele – Yes. Motion Carried.
The following Finding of Facts was approved with a motion by Mr. Brown and second by Mr. Ryckaert. A voice was taken, motion carried.

a. SU-14-208 David & Karen Wright Seasonal Rec Use HA

b. RZ-14-105 Marvin Murphy Estate AG-1 to SE-2 CO

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

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

Respectfully submitted _________________________________

Gregory Thorpe, Secretary