MINUTES
ZONING BOARD OF APPEALS MEETING
August 5, 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 July 1, 2015 minutes. The motion was made by Mr. Coyne, and seconded by Mr. Brown. A voice vote was taken, motion carried.

CASE: VZ-15-006
MICHAEL ROMAN

The Rock Island Zoning Board of Appeals held a hearing at the request of MICHAEL ROMAN to consider a Variance of Section 3-2-8.4.C.1.b of the Rock Island County Code of Ordinances for a 25’ variance of the required 40’ front yard set-back to build an accessory building. There were no objectors present. A motion to approve the request was made by Mr. Van Daele and seconded by Mr. Coyne. 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-15-211
DENNIS TIETGE

This case was cancelled by the petitioner. No hearing held.

CASE: SU-15-212
JAMES & DEBRA STORTZ

The Rock Island County Zoning Board of Appeals held a hearing at the request of JAMES & DEBRA STORTZ 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. There were no objectors present. A motion to approve the request was made by Mr. Ryckaert and seconded by Mr. Van Daele. 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-15-213
JAMES & DEBRA STORTZ

The Rock Island County Zoning Board of Appeals held a hearing at the request of JAMES & DEBRA STORTZ 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. There were objectors present. A motion to approve the request with conditions was made by Mr. Brown and seconded by Mr. Coyne. 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.

PETITION
BETH STOKES

The Rock Island Zoning Board of Appeals discussed a petition from BETH STOKES to hold a hearing to revoke a Special Use Permit (SU-15-201 Case Creek Obstacles). The Board reviewed her petition and the investigation from the Administrative Officer. Mr. Brown made a motion to dismiss the petition stating that the Board’s purpose is not to punish citizens of the County. The petitioner does not give sufficient reason as to why either request did not meet the standards our decisions are guided by. In fact the petitioner states that she has no issue with the event if it is located 700 feet to the East which

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is the same zoning district as the area the use is currently taking place and as such, has equal property rights to the use under the standards. This motion was seconded by Mr. Ryckaert. The vote to deny the request was as follows: Chairman 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. Van Daele and second by Mr. Ryckaert. A voice vote was taken, motion carried.

- VZ-15-005 Linford Hollowell 13’ front yard VZ for acc bldg  CO
- SU-15-208 Wilford Enders Rural Residential Building Lot  CO
- SU-15-209 Jose & Guadalupe Ramos Seasonal Recreational Use  SM
- SU-15-210 Muscatine Power Boat Club Private Recreational Facility  DR
- RZ-15-109 Clint Zimmerman AG-2 to SE-1  DR

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

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

Respectfully submitted

Gregory Thorpe, Secretary