Minutes  
Zoning Board of Appeals Meeting  
September 7th, 2016

Board Members Present: Chairman Fuhr, Mr. Brown, Ms. Parrish, Mr. Coyne, and Mr. DeLoose

Staff Present: Gregory Thorpe and Doug Moslehi

The meeting was called to order at 7:03 P.M.

A motion was made to approve the August 3rd, 2016 minutes. The motion was made by Mr. Coyne, and seconded by Mr. De Loose. A voice vote was taken, motion carried.

CASE: VZ-16-005  
BRYAN & REBECKA MINOR  
VARIANCE

The Rock Island County Zoning Board of Appeals held a hearing at the request of the BRYAN & REBEKAH MINOR to consider a Variance of Section 3-2-8.2.D of the Rock Island County Code of Ordinances in order to rebuild a home that was damaged by a tornado that was damaged beyond 50 percent of its fair market value. 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; Ms. Parrish – Yes; Mr. Coyne – Yes; Mr. De Loose – Yes, and Mr. Brown - Yes. Motion carried.

CASE: VZ-16-006  
RICHARD & PAMELA VIPOND  
VARIANCE

The Rock Island County Zoning Board of Appeals held a hearing at the request of the RICHARD & PAMELA VIPOND to consider a Variance of Section 3-2-8.4.A of the Rock Island County Code of Ordinances in order to construct an accessory structure where the square footage of all the accessory structures will exceed the square footage of the primary structure by 744 square feet, and to consider a Variance of Section 3-2-8.4.A to build 3 feet into the 5 foot required side yard set-back. There were no objectors present. A motion was made to approve the request by Mr. Brown and seconded by Ms. Parrish. The vote to approve the request was as follows: Chairman Fuhr – Yes; Ms. Parrish – Yes; Mr. Coyne – Yes; Mr. De Loose – Yes, and Mr. Brown - Yes. Motion carried.

CASE: SU-16-217  
MARIE PEARSON ESTATE  
DENSITY INCREASE

The Rock Island County Zoning Board of Appeals held a hearing at the request of MARIE PEARSON ESTATE 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 of the Rock Island County Code of Ordinances. A motion was made to approve the request made by Mr. Brown and seconded by Mr. Coyne. The vote to approve the request was as follows: Chairman Fuhr – Yes; Ms. Parrish – Yes; Mr. Coyne – Yes; Mr. De Loose – Yes, and Mr. Brown - Yes. Motion carried.
CASE: RZ-16-109
TYLER HAMMERLINCK
REZONING

The Rock Island County Zoning Board of Appeals held a hearing at the request of TYLER & ASHLEY HAMMERLINCK to consider a rezoning from R-1, Single Family Residential District to an SE-1, Suburban Estates Low Density District. There were no objectors present. A motion was made to approve the request by Mr. De Loose and seconded by Mr. Coyne. The vote to approve the request was as follows: Chairman Fuhr – Yes; Ms. Parrish – Yes; Mr. Coyne – Yes; Mr. De Loose – Yes, and Mr. Brown - Yes. Motion carried.

The following Finding of Facts from August 3rd, 2016 was approved with a motion by Mr. DeLoose and second by Mr. Coyne. A voice vote was taken, motion carried.

1. SU-16-216 Linda Hinman Trust Seasonal Recreational Use DR
2. SU-16-215 John D. Vivian Seasonal Recreational Use SM

The motion to adjourn was made by Mr. DeLoose and second by Mr. Coyne. A voice vote was taken, motion carried. Meeting adjourned at 7: 55 p.m.

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

Respectfully submitted ____________________________

Gregory Thorpe, Secretary