

**MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS**

Regular Meeting

5:30 PM

January 9, 2019

ATTENDANCE: (x) Present	() Absent
() Kevin Day	(X) Dave McAdam
(X) Donald Mewes	() Nicole Finnie
() Gary Snyder	(X) Bill Sowards
(X) Jeffrey Wright	

Staff Present: Alan Fries and Miles Brainard

Call to Order

Vice Chair McAdam called the meeting to order at 5:37 PM.

Approval of the Agenda

No motion was made.

Approval of the Previous Meeting Minutes

Mr. Sowards motioned to approve the November 14, 2018 and December 7, 2018 meeting minutes.

Seconded by Mr. Wright.

The motion carried unanimously.

Procedural Explanation

Vice Chair McAdams explained how the meeting shall proceed.

Public Hearing #2018-31

Mr. Fries explained the nature of the site and the application. The applicant is asking for a variance to construct a storage building that will be five feet taller than is normally allowed. The applicant, Chris Belser, was not present to speak to the Board or answer questions. Mr. Fries explained that while not required by ordinance, it has been the practice of the Board to table decisions when applicants do not attend meetings. Vice Chair McAdam asked Mr. Fries how many times something should be tabled and Mr. Fries said that there is no clear rule about it. Mr. Fries confirmed that Mr. Belser had been told that he should attend.

Mr. Mewes motioned to table for one more month with the stipulation that it would be denied if the applicant failed to appear before the Board in February.

Seconded by Mr. Wright.

The motion carried unanimously.

Public Hearing #2019-01

Mr. Fries explained that the applicant has requested tabling the application until the February meeting of the Board.

Mr. Mewes motioned to table consideration of the application until the February meeting of the Board.

Second by Mr. Wright.

The motion carried unanimously.

Public Hearing #2019-02

Mr. Fries explained the nature of the site and the application. The applicant is asking for a variance to erect a second free standing digital sign and an additional variance to erect the same sign five feet closer to the front lot line. Staff recommended approval of both variances with the condition that the sign be required to shut off at 10:00 PM each day. The applicant was not present to speak to the Board or answer questions.

Mr. Sowards motioned to table the applicant until the February meeting of the Board.

Seconded by Mr. Wright.

The motion carried unanimously.

**MINUTES OF THE
ROCK ISLAND BOARD OF ZONING APPEALS**

Public Hearing #2019-03

Mr. Fries explained the nature of the site and the application. The applicant, Robert Lanzerotti of Augustana College, is asking for a variance of fifteen feet of the thirty foot setback requirement between a building affiliated with institutions of higher education and an existing one and two family residential lot. Mr. Lanzerotti was in attendance and Mr. Mewes asked if the building design would be similar to the existing building to the south. Mr. Lanzerotti said that it would be very similar.

Mr. Wright motioned to approve the application without change or conditions.

Seconded by Mr. Mewes.

The motion carried unanimously.

General Public Comments

There were no comments from the public.

Other Business

There was no other business.

Adjournment:

Mr. Wright motioned to adjourn the meeting at 6:04 PM.

Seconded by Mr. Mewes.

The motion carried unanimously.

Respectfully submitted,

Miles Brainard
Acting Secretary