

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

December 2, 2024

5:30 PM



Voting Members Present	Maureen Riggs Mike Creger Bill Sowards Sarah Wright Tanja Whitten Don Mewes Samuel Odeyemi Norm Moline
Voting Members Absent	Reshanda Johnson
Staff Present	Eunice Amissah-Mensah, Urban Planner Tanner Osing, Planning & Zoning Manager Nichole Mata, Community Development Manager

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:30 PM and read the roll call.

Public Comment

No members of the public wished to comment so the meeting continued.

Approval of the Previous Meeting Minutes

Mewes moved to approve the minutes for November 4, 2024. Sowards seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Public Hearings

2024-20 Public hearing: Request from Stephanie Horton to consider variances from the Rock Island Zoning Ordinance in an R-2 (one-and-two unit residential) district for property at 524 18th Avenue.

Recommendation for Case 2024-20

Creger made a motion to table the request for the next Commission meeting. Whitten seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 7 to 0 (Riggs, Mewes, Odeyemi, Sowards, Wright, Whitten, and Creger)

2024-21 Public hearing: Request from Amy McFall to consider a rezoning from I-1 (light industrial) to R-2 (one-and -two unit residential) district for property at 3720 8th Street.

Amissah-Mensah read the staff report with the recommendation for approval.

The applicant, Amy McFall, was called forward to speak on the request. Amy McFall concurred with staff's analysis.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Recommendation for Case 2024-21

Creger made a motion to recommend to the City Council to approve the rezoning request. Whitten seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 8 to 0 (Riggs, Mewes, Odeyemi, Sowards, Wright, Whitten, Moline and Creger)

2024-22 Public hearing: Request from Rock Island County to consider variances from the Rock Island Zoning Ordinance in a B-3 (community business) district for properties at 1411 & 1417 4th Avenue.

Amissah-Mensah read the staff report with the recommendation for denial of the request.

Gregg Thorpe, Director of Zoning & Building Safety for Rock Island County spoke on the request. He explained the county's need for the fence and barbed wire addition. He states that the county has experienced theft and damage to the fleet vehicles in the past. He added that there are other county properties with taller fences, and argued that the County is a unique entity and the fence would be shielded by the buildings. He stated that there are plans to improve the lot with grading. He added that there is security lighting on the lot currently and cameras will be installed. He contended that the fence will deter theft.

Commissions noted that the barbed wire addition will create a harsh look along 4th Avenue.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Recommendation for Case 2024-22

Wright made a motion to approve the 8-foot fence without the barbed wire addition. Mewes seconded the motion. The motion carried on a vote of 7 to 1 (Ayes - Riggs, Mewes, Odeyemi, Sowards, Wright, Whitten, and Moline, Nay – Creger)

2024-23 Public hearing: Request from Amir Rasheed to consider an amendment to Special Use Permit from the Rock Island Zoning Ordinance in a B-3 (community business) district for property 2425 11th Street.

Recommendation for Case 2024-23

Mewes made a motion to table the request for the next Commission meeting. Sowards seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 8 to 0 (Riggs, Mewes, Odeyemi, Sowards, Wright, Whitten, Moline and Creger)

2024-24 Public hearing: Request to consider the revocation of a Special Use Permit from the Rock Island Zoning Ordinance in an R-2 (one-and-two unit residential) district for properties at 1000 & 1006 8th Avenue.

Amissah-Mensah read the staff report with the recommendation for the revocation.

Business operator, David Martinez, was present to speak on the request. He stated he was not aware of the stipulation of the Special use permit from 2007. He stated he cleaned up the property and limited the number of vehicles at the property and did not know that cleaning up of the vehicle parts in the back of the building was included. He stated that he saves car parts because otherwise he would have to pay for them elsewhere. Martinez states that he does minor repairs like replacing bumpers, and fenders. He added that some of the vehicles on the lot are waiting for titles from the Secretary of State.

Renee Ruiz, sister of David Martinez addressed Commissioners about the request. She stated that the property has been cleaned up and asked if they could put up privacy fencing for storage on the back side of the property. Commissioners explained that the business is operating outside the parameters of the special use permit and that no vehicle parts should be parked outside.

Cynthia Clark, a neighbor, states that she does not find the business to be an eyesore.

Commissioners concurred with staff about the use and look of the property as a junkyard.

As there were no other questions or members of the public wishing to speak, Chair Riggs called for a motion.

Recommendation for Case 2024-24

Mewes made a motion to recommend revocation of the Special Use Permit to the City Council. Sowards seconded the motion. The motion carried on a vote of 8 to 0. (Riggs, Mewes, Odeyemi, Sowards, Wright, Whitten, Moline and Creger)

Other Business

Approval of the 2025 Planning & Zoning Commission Meeting Schedule

Sowards made a motion to approve the 2025 Planning & Zoning Commission meeting schedule. Wright seconded the motion. The motion carried on a vote of 7 to 0. (Riggs, Mewes, Odeyemi, Sowards, Wright, Whitten, and Creger)

Code Interpretation of front yard fence height regulation

Mewes made a motion to move the discussion to the next meeting. Whitten seconded the motion. The motion carried on a vote of 7 to 0. (Riggs, Mewes, Odeyemi, Sowards, Wright, Whitten, and Creger)

Adjournment

Chair Riggs adjourned the meeting at 6:57 PM.

Minutes submitted by Eunice Amissah-Mensah.