

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

March 5, 2025

5:30 PM



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

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:32 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

Whitten moved to approve the minutes for December 11, 2024. Creger seconded the motion. The motion carried on a vote of 7 to 0.

Odeyemi moved to approve the minutes for February 3, 2025. Moline seconded the motion. The motion carried on a vote of 7 to 0.

Public Hearings

2025-08 Public hearing: Request from Amy M. Gimmy to consider a use authorization for a major home occupation from the Rock Island Zoning Ordinance in an R-1(one unit residential) district for property at 2021 17th Street

Amisshah-Mensah read the staff report with the recommendation for approval of the request.

Amy Gimmy, the applicant, spoke on the request and concurred with staff's analysis.

Commissioners discussed the three parking spaces in the backyard and their potential impact on the neighborhood character. Staff clarified that the ordinance mentions three

spaces, which might be more than needed, but it aligns with the desire to keep parking on-site due to neighbor concerns about on-street parking

A resident expressed concern about the establishment of another commercial home business in the area and the potential for increased commercial character, particularly due to the allowed 15 square foot sign. He suggested that if there were no sign, he would have less objection

Commissioners asked about the sign the business might have and the parking spaces that would be provided to clients. Commissioners agreed that it seemed like a low-traffic business and proposed amending the recommended sign size. Staff clarified that the 15 square foot size came from the zoning code for major home occupations.

Amy stated that she does not mind a smaller sign and the parking is to prevent clients from using the stairs since most of her clients are older.

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

Decision for Case 2025-08

Riggs made a motion to approve the use authorization. Johnson seconded the motion. The motion carried on a vote of 7 to 0 (Riggs, Wright, Whitten, Odeyemi, Moline, Johnson, and Creger)

2025-09 Public hearing: Request from Michelle Ramsey to consider a variance from the Rock Island Zoning Ordinance in an R-1 (one unit residential) district for property at 2205 22 ½ Avenue.

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

Michelle Ramsey, the applicant, stated that the shed was there when she bought the house and she needed it for garden tools. She noted it was too big to move to the narrow backyard. Commissioners advised that she reduce the size of the shed, move it to the rear yard of the house and possibly receive variances for the shed.

Decision for Case 2025-09

Moline made a motion to deny the shed variance with the stipulation of moving the shed with its current size to the rear yard and coming before the commission for variances. Creger seconded the motion. The motion carried on a vote of 7 to 0 (Riggs, Wright, Whitten, Odeyemi, Moline, Johnson, and Creger)

2025-10 Public hearing: Request from Community Home Partners (CHP) regard a final plan for a Planned Unit Development and major subdivision plat with variances at 950 31st Avenue.

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

John Chow, CEO of Community Home Partners, spoke on the request and concurred with staff's analysis. Commissioners inquired about changes since the preliminary plan. Staff noted the addition of a direct sidewalk connection to 31st Avenue. Questions were raised about trash pickup on the private drive. Mr. Chow stated there would be dumpster enclosures for rollofs, handled by a private contractor and the cost would be included in operational costs.

A commissioner expressed strong support for the project, emphasizing the need for completed developments in the city. Mr. Chow indicated the project was about 85-90% finalized, with financial closing anticipated by the end of April.

Residents expressed their approval for the development but also raised concerns in regards to the ownership and maintenance of the properties.

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

Decision for Case 2025-09

Whitten made a motion to recommended approval of the final plan to the City Council. Wright seconded the motion. The motion carried on a vote of 7 to 0 (Riggs, Wright, Whitten, Odeyemi, Moline, Johnson, and Creger)

Other Business

Presentation on the Strategic Housing Plan by PGAV Planners

Sarah Dyott and Lindsey Evans from PGAV Planners presented a draft Strategic Housing Plan virtually, outlining project goals, plan structure, key findings, a strategic roadmap, priority sites, annexation areas, and next steps.

The plan aims to provide a data-driven blueprint for housing priorities over the next decade, addressing existing conditions, housing needs, and market dynamics. It is structured into sections covering data analysis, key findings, a strategic roadmap, priority sites, and annexation areas.

Key findings highlighted the city's architectural strengths, challenges with deteriorating properties, walkability potential, financial barriers, housing shortages for older residents, impacts of student housing, and concerns over the concentration of affordable housing.

The strategic roadmap includes strategies for maintaining existing housing, supporting new development, and improving city messaging. Ten priority sites for new housing were identified, along with three potential annexation areas. Spencer Towers was removed from the priority list.

The next steps include presentations to the City Council and potential votes on adoption in April. Commissioners were advised to focus on the implementation matrix and a key summary section. Economic development was emphasized as equally important to housing initiatives.

Adjournment

Chair Riggs adjourned the meeting at 7:09 PM.

Minutes submitted by Eunice Amissah-Mensah.