

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

February 3, 2025

5:30 PM



Voting Members Present	Maureen Riggs Mike Creger Sarah Wright Tanja Whitten Don Mewes Norm Moline Reshanda Johnson Samuel Odeyemi
Voting Members Absent	Bill Sowards
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 5:35 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 January 6, 2024 with an amendment. Wright seconded the motion. The motion carried unanimously on a vote of 8 to 0.

Public Hearings

2025-03 Public hearing: Request from Kelli Fiegley of Fresh Films to consider a variance from the Rock Island Sign Ordinance in a B-2 (downtown business) district for property at 428 19th Street

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

Kelly Fiegley, the applicant, spoke on the request and 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.

Decision for Case 2025-03

Moline made a motion to approve the variance. Wright seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Mewes, Wright, Whitten, Odeyemi, Moline, Johnson, and Creger)

2025-04 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.

Amissah-Mensah read the staff report with the recommendation for denial of the 6 ½ inches setback request and an approval of the 3ft alleyway setback request.

Howard Ganaway spoke on the request. He stated that he did not know about the permitting process and had put the carport up before he found out. He added that the older garage cannot accommodate the vehicles at the property so the carport was the alternative.

Commissioners asked if he built the carport or a company was contracted for it. He responded that a company was paid to build the carport. Commissioners Moline and Riggs expressed the need to review requests like these from a legal and precedent setting standpoint.

Decision for Case 2025-04

Mewes made a motion to approve the 3ft alleyway setback. Creger seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Mewes, Wright, Whitten, Odeyemi, Moline, Johnson, and Creger)

Whitten made a motion to approve of the 6 ½ inches setback variance request with the recommended stipulation. Mewes seconded the motion. The motion carried on a vote of 6 to 2 (Ayes - Whitten, Mewes, Odeyemi, Creger, Johnson, and Wright, Nays - Moline and Riggs)

2025-05 Public hearing: Request from Amir Rasheed to consider a use authorization in a B-3 (community business) district for property at 2425 11th Street

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

Amir Rasheed, the applicant, spoke on the request and concurred with staff's analysis.

Bob Morgan, owner of the property spoke on behalf of the request. He stated that Mr. Rasheed can be trusted to take care of the business and the property in accordance with City regulations.

Commissioners asked if he worked on cars outside of the dealership. Mr. Rasheed responded that only cars from his dealership will be worked on at the location.

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

Decision for Case 2025-05

Whitten made a motion to approve the use authorization with the stipulations. Odeyemi seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Mewes, Wright, Whitten, Odeyemi, Moline, Johnson, and Creger)

2025-06 Public hearing: Request from the City of Rock Island to consider a rezoning from PUD (Planned Unit Development) district to B-3 (community business) district for the Solomon Properties.

Amissah-Mensah read the staff report with the recommendation for an approval of the rezoning request to the City Council.

Mr. Osing explained why the developers were no longer interested in pursuing the existing Planned Unit Development.

Alex and Kelsey Campbell, interested parties to the request, made a statement to the Commission. They both stated that they were against the rezoning request.

Other community members also expressed their concern for developing anything other than housing on the properties, and the business may have a negative impact on the adjacent neighborhood.

Recommendation for Case 2025-06

Creger made a motion to recommend approval of the request to the City Council. Moline seconded the motion. The motion carried on a vote of 7 to 1 (Ayes - Whitten, Mewes, Wright, Moline, Creger and Riggs, Nays -Johnson)

2025-07 Public hearing: Request from Jose Beltran to consider a special exception from the Rock Island Urban Chicken Ordinance in an R-2 (one-and-two unit residential) district for property at 1517 14 ½ Street.

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

Jose Beltran was present to speak on the request. He explained that he understood that the raising of chickens were allowed in the city but did not know the other requirements necessary for keeping them. He added that he would like the Commission to consider his request to maintain the coop in its current location.

Commissioners asked the applicant if he is willing to move the coop and make it smaller to meet the setback requirements. The applicant stated that he could do so.

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

Decision for Case 2025-07

Moline made a motion to deny the special exception. Riggs seconded the motion. The motion carried on a vote of 6 to 2 (Ayes - Riggs, Wright, Whitten, Odeyemi, Moline, Johnson, Nays - Mewes, Creger)

Other Business

Presentation and Review of the Urban Agriculture Ordinance

Osing provided a summary on the purpose and content of the Urban Agriculture Ordinance. Commissioners suggested that the ordinance draft be reviewed by organizations that stand to be affected by the passing of the ordinance.

Wright made a motion to recommend to the City Council that the Urban Agriculture Ordinance draft be reviewed and passed. Mewes seconded the motion. The motion carried on a vote of 8 to 0. (Riggs, Mewes, Moline, Sowards, Wright, Whitten, and Creger)

Adjournment

Chair Riggs adjourned the meeting at 7:57 PM.

Minutes submitted by Eunice Amissah-Mensah.