

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

June 2, 2025

5:30 PM



Voting Members Present	Mike Creger Sarah Wright Norm Moline Bill Sowards Don Mewes Maureen Riggs Reshanda Johnson Samuel Odeyemi
Voting Members Absent	Tanja Whitten
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 5:34 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

The April 7 meeting minutes will be approved at the July 7 meeting along with the June 2 meeting minutes.

Public Hearings

2025-14 Public hearing: Request from Cathy Terrell to consider a variance from the Rock Island Zoning Ordinance for property at 605 10th Street in an R-2(one-and-two-unit residential) district.

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

Mark & Cathy Terrell, the applicants, spoke on the request. They stated the fence was put up to at least have an area for the grandkids to play in and have some privacy.

Commissioners asked about staff's proposed compromise for the fence location. Staff clarified the recommendation by providing a visual representation of the fence location using a photo of the property. Commissioners further discussed the visibility triangle requirement on the corner lot, noting that a 6-foot tight board fence would obstruct views

more than a chain link or picket fence. The applicants expressed willingness to push the fence back 6 feet to achieve the 6-foot height, even if it meant losing some depth.

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

Decision for Case 2025-14

Wright made a motion to approve the fence variance with staff's recommendation. Mewes seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Wright, Johnson, Sowards, Moline, Odeyemi, and Mewes)

2025-15 Public hearing: Request from SAL Community Services to consider a rezoning from B-1 (neighborhood business) and R-2 (one-and-two-unit residential) district to B-3 (community business) district with an accompanying subdivision plat and variances from the Rock Island Zoning Ordinance for multiple properties at 2101,2117, and 2125 1th Street.

Osing read the staff report with the recommendation for approval for the rezoning request, the accompanying subdivision plat, and both variance requests.

Marcy Mendenhall, CEO of SAL Community Services, spoke on the requests. She stated that they will be moving out of their current project over by Century Woods and will be increasing capacity by 25%. They will also be serving 192 children in new location and serving children from birth to age 13. They will also be providing intergenerational care through a partnership.

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

Decision for Case 2025-15

Mewes made a motion to pass a recommendation to the City Council to approve the rezoning request with the accompanying subdivision plat and variances. Sowards seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Wright, Johnson, Sowards, Moline, Odeyemi, and Mewes)

Other Business

None

Adjournment

Chair Riggs adjourned the meeting at 6:02PM.

Minutes submitted by Eunice Amisah-Mensah.