

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

September 3, 2025

5:30 PM



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

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:31 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 July 7, 2025. Sowards seconded the motion. The motion carried on a vote of 8 to 0.

Public Hearings

2025-20 Public hearing: Request from Barry Reuther to consider a variance from the Rock Island Zoning Ordinance for property at 2951 9th Street in an R-2 (one-and-two unit residential) district.

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

Barry Reuther, property owner spoke on the request. Mr. Reuther explained that he has invested heavily in improving the property over the past three years. He said that he extended the deck to the garage to close a gap and address a safety concern.

Phil Dingeldein, whose family owned the property for over a century, spoke in support, praising the improvements.

Commissioners expressed sympathy for Mr. Reuther's situation, noting that he had attempted to follow city procedures. Chair Riggs added that a unique circumstance existed due to the safety issue addressed by closing the gap with the deck and concluded that, Mr. Reuther met two of the three conditions necessary to authorize the variance.

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

Decision for Case 2025-20

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

2025-21 Public hearing: Request from Patrick Young to consider a variance from the Rock Island Zoning Ordinance for property at 2112 28th Street in an R-1 (one-unit residential) district.

Tanner Osing, Planning & Zoning Manager, noted that he recused himself from the staff report due to a potential conflict of interest, as he lives near the property. He exited the room during the public hearing and discussion.

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

Patrick Young spoke on the request. Mr. Young explained that the project is not just about parking, but about necessary storage and restoring indoor access to the garage, which was lost 52 years ago during a kitchen renovation.

Commissioners expressed support for the variance. Commissioner Whitten stated that the addition would not be visually intrusive, would enhance the home's value, and would positively impact the neighborhood. Commissioner Moline noted that the street behind the property functions similarly to an alley and that the proposed attached garage would be consistent with neighboring detached garages.

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

Decision for Case 2025-21

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

2025-22 Public hearing: Request from Bonnie and Jason Tanamor to consider a rezoning from O-1 (small office) district to B-3 (community business) district for properties at 608 & 616 20th Street.

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

Bonnie Tanamor spoke on the request and concurred with staff's analysis. She discussed the plans for the business.

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

Decision for Case 2025-22

Creger made a motion to recommend approval of the variance to the City Council. Odeyemi seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

2025-23 Public hearing: Request from David Decap to consider a rezoning from R-3 & B-3 districts to B-2 district for properties at 520 1/2 20th Street, 526 20th Street, 523 19th Street, and 527 19th Street.

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

David Decap spoke on the request and concurred with the staff analysis. He discussed the plans for the business.

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

Decision for Case 2025-23

Moline made a motion to recommend approval of the request to the City Council. Creger seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

2025-24 Public hearing: Request from Gilbert Galindo to consider a Special Use Permit in a C-1 (park conservation) district to operate a food truck at the property, Southwest corner 14th Avenue & 37th Street.

Staff recommended postponing the request as they are working with the applicant to get more information on what they plan to do at the property.

Decision for Case 2025-24

Moline made a motion to postpone the request for the October 6 meeting. Whitten seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

Public hearing: Request from the Community Development Department regarding amendments to the City's Zoning Ordinance for Accessory Buildings and Dwellings in Residence Districts.

Amissah-Mensah read the staff report.

Decision for Accessory Buildings and Dwellings in Residence Districts

Sowards made a motion to recommend approval of the amendment for accessory buildings and dwelling to the City Council. Wright seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

Public hearing: Request from the Community Development Department regarding amendments to the City's Zoning Ordinance for retail tobacco businesses.

Osing read the staff report. He presented an amendment to align the zoning ordinance definition of "retail tobacco business" with the recently updated city tobacco ordinance.

Decision for Amendments to the City's Zoning Ordinance for retail tobacco businesses.

Whitten made a motion to recommend approval of the amendments for retail tobacco business to the City Council. Moline seconded the motion. The motion carried on a vote of 8 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

Other Business

None

Adjournment

Chair Riggs adjourned the meeting at 6:40PM.

Minutes submitted by Eunice Amisah-Mensah.