

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

October 6, 2025

5:30 PM



Voting Members Present	Mike Creger Sarah Wright Tanja Whitten Maureen Riggs Samuel Odeyemi Norm Moline Reshanda Johnson 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 5:35 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

Creger moved to approve the minutes for September 3, 2025. Sowards seconded the motion. The motion carried on a vote of 9 to 0.

Public Hearings

2025-25 Public hearing: Request from Camille Smith to consider a variance from the Rock Island Zoning Ordinance for property at 374 9th Street in an R-2 (one-and-two unit residential) district.

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

The applicant or representative was not present. The meeting carried on.

A neighbor spoke against the request and raised other concerns for the property.

Commissioners questioned staff's justification for considering the property's zoning history as a unique circumstance, noting that it is currently zoned residential. Staff explained that although the property was proactively rezoned to residential in 2020, it continues to operate with a business use. Since six-foot fences are permitted on

business properties, staff considered this an unusual situation. Staff also noted that the fence appears older and may have been compliant when originally installed.

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

Decision for Case 2025-25

Mewes made a motion to deny the variance for the barbed wire and the 6ft tall fence height. Whitten seconded the motion. The motion carried on a vote of 9 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, Moline, Sowards and Johnson)

Riggs made a motion to approve the variance. Whitten seconded the motion. The motion to deny the 6ft tall fence height carried on a vote of 7 to 0 (Ayes - Creger, Whitten, Wright, Odeyemi, Sowards, Nays – Riggs, Johnson)

Other Business

None

Adjournment

Chair Riggs adjourned the meeting at 6:04PM.

Minutes submitted by Eunice Amisah-Mensah.