

Rock Island Planning & Zoning Commission Minutes

Council Chambers, City Hall, 3rd Floor

1528 3rd Avenue

January 5, 2026

5:30 PM



Voting Members Present	Mike Creger Sarah Wright Tanja Whitten Maureen Riggs Samuel Odeyemi Norm Moline
Voting Members Absent	Reshanda Johnson Don Mewes 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 5:31 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 December 1, 2025. Creger seconded the motion. The motion carried on a vote of 8 to 0.

Old Business

None

Public Hearings

2026-01 Public hearing: Request from Angelica Jimenez to consider an authorized use from the Rock Island Zoning Ordinance for property at 3701 24th Street in an R-1 (one-unit residential) district.

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

The applicant, Angelica Jimenez, spoke on the request. She requested longer hours to accommodate working clients.

Some neighbors spoke against the request. They expressed concerns regarding traffic safety on 24th Street and the area was being rezoned. Staff clarified that the request is not for a rezoning but a major home occupation.

Commissioners discussed the impact of the business on the residential character. The applicant noted that the property is across from a church and near a dentist office. She expressed being amenable to changes to her request.

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

Decision for Case 2026-01

Wright made a motion to approve the request with staff stipulations but with hours modified to 10am – 6pm, Monday to Friday =, and 10am to 2pm on Saturday with 2x3 signage. run a massage therapy business with some stipulations. Wright seconded the motion. The motion did not pass. (Nays – Moline, Creger, Riggs, Ayes - Whitten, Wright, Odeyemi)

2026-02 Public hearing: Request from Townsend Engineering to consider variances from the Rock Island Zoning Ordinance for property at 3822 14th Avenue in a B-1 (neighborhood business) district.

The applicant withdrew their request.

Public hearing: Request from the Community Development Department regarding establishing an urban agriculture ordinance.

Commissioners reviewed a proposal to establish an urban agriculture ordinance. Staff explained that after community listening sessions, the main points of contention were the 5-foot setback requirement and the use of season-extending structures (hoop houses). Staff revised the language so that hoop houses on occupied lots have no time limit (subject to maintenance), while vacant lots have a 4-month winter restriction (December to March discussed the ordinance. Commissioners discussed whether the ordinance complied with the Right to Garden Act. Staff confirmed that while the city cannot prohibit gardens, it is permitted to set reasonable zoning restrictions like the 5-foot setback.

Decision

Whitten made a motion to recommend approval of the urban agriculture ordinance to the City Council. Wright seconded the motion. The motion carried on a vote of 6 to 0 (Riggs, Creger, Whitten, Wright, Odeyemi, and Moline)

Other Business

Discussion on Zoning Action Fees Update

Osing presented an informal discussion on updating zoning fees, which currently do not cover the cost of mandatory public notices in newspapers or staff time. Commissioners expressed interest in an administrative variance process for minor requests to avoid the cost and time of a full public hearing. Staff stated a formal recommendation on fee updates will be presented to the Commissioners.

Adjournment

Chair Riggs adjourned the meeting at 6:07 PM.

Minutes submitted by Eunice Amisah-Mensah.