Rock Island Planning & Zoning Commission Minutes
Community Room, Police Department
1212 5th Avenue
April 1, 2024
5:30 PM

Voting Members Present	Maureen Riggs Sarah Wright Bill Sowards Don Mewes Tanja Whitten Reshanda Johnson
Voting Members Absent	Mike Creger Norm Moline Samuel Odeyemi
Staff Present	Tanner Osing Eunice Amissah-Mensah

Call to Order and Roll Call
Chair Riggs called the meeting to order at 5:30 PM and read the roll call.

Public Comment

There were no members of the public present for a comment so the meeting continued.

Approval of the Previous Meeting Minutes
Sowards moved to approve the minutes for March 4, 2024. Wright seconded the motion. The motion carried unanimously on a vote of 6 to 0.

Other Business/New Business
<u>2024-03 Public Hearing:</u> Consider a request from Mike Kyaw Kyaw regarding a rezoning from O-1 (small office) district to B-1 (neighborhood business) district at 1019 27th Avenue.

Amissah-Mensah presented the staff report.

Sowards asked if there are any plans for dine in. The applicant responded it will be exclusively carry-out with a grocery store. Osing added that the applicant owns a grocery store in the strip mall along 11th Street.

Mewes asked what the requirements and process is for a rezoning. Osing stated that the rezoning goes through the same process as other requests where a fee is paid dependent on the size of the property and notices are sent out. He added there is no codified language as to how decisions are made for rezoning request. Staff ensures rezoning requests follow the comprehensive plan, are compatible with adjacent uses and have the capacity to accommodate the use

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

Recommendation for Case 2024-03
Wright made a motion to recommend approval of the rezoning from O-1 to B-1. Mewes seconded the motion. Chair Riggs called for a vote. The motion carried unanimously on a vote of 6 to 0 (Mewes, Sowards, Wright, Johnson, Whitten and Riggs)

Other Business
Discussion on Quad City Botanical Center Proposal for Riverfront Properties

Osing stated the City owns two parcels just north of the Quad City Botanical Center (QCBC) and are exploring a potential partnership to program the space. He noted that the City has an landowner agreement with the US Fish & Wildlife Service to convert the area from mowed grass to native prairie. He added that the QCBC has proposed to build off this idea with prairie planting pods focused on different themes for educational and environmental purposes.

Wright asked how people will get across the rail tracks. Osing stated that 24th Street will be the access point and that the QCBC is considering creative ways to shuttle people over.

Riggs asked how the site will be maintained. Osing noted that the US Fish & Wildlife Service agreement is for their expertise, but the City will be responsible for maintaining their portion of the property. Osing also stated it is a long-term project and might be 5 - 7 years out.

Adjournment
Chair Riggs asked for a motion to adjourn. Whitten made a motion to adjourn. Johnson seconded the motion. The motion carried unanimously on a vote of 6 to 0, and the meeting adjourned.

Minutes submitted by Eunice Amissah-Mensah