

Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department

1212 5th Avenue

May 6, 2024

5:30 PM



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

Call to Order and Roll Call

Chair Riggs called the meeting to order at 5:33 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 April 1, 2024. Whitten seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Other Business/New Business

Review of amendments to the City's Zoning Ordinance regarding outdoor storage, automobile repair uses, and industrial zoning districts

Osing stated the City is proposing three areas to update the zoning ordinance and this a minor update to address some land uses that pose incompatibility issues. He stated city is proposing to add a definition for outdoor storage to make the enforcement process easier. He added that automobile repair uses have two definitions; minor and major, in the zoning ordinance and these might need additional standards to help with compatibility. He stated that updated definitions for both minor and major uses will provide basic standards to activities, business operations, and what zoning districts will accommodate minor or major repairs. He also stated that light and heavy industrial uses and districts became a prominent focus through the enforcement process. He added that a distinction will be provided to both light and heavy industrial uses in the zoning ordinance as there is not an exhaustive list of uses allowed by right.

Creger asked if people have come before staff or the previous commission concerning the changes being made to the ordinance. Osing responded that staff is looking to fine tune the ordinance to make it enforceable.

Riggs asked if it is mostly vehicles being enforced. Osing responded affirmatively stating junk and inoperable vehicles and uses that have a high degree of impact. This will focus on new types of business or industrial uses.

Johnson asked if there are areas in the city that have been identified as nuisance properties. Osing stated that there are varying ways that nuisance can be described.

Whitten asked if the locations for outdoor storage are being specified. Osing stated that the ordinance does not currently address the location and the update will provide some requirements.

Johnson asked if the updates are put in effect will businesses have to come before the commission to ask for an exception. Osing responded that the buffer yard requirements and items of that nature will be grandfathered in.

Recommendation

Odeyemi made a motion to recommend approval of the rezoning from O-1 to B-1. Whitten seconded the motion. Chair Riggs called for a vote. The motion carried unanimously on a vote of 7 to 0 (Wright, Johnson, Odeyemi, Whitten, Riggs, Creger, and Sowards)

Adjournment

Chair Riggs adjourned the meeting.

Minutes submitted by Eunice Amissah-Mensah