

Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department

1212 5th Avenue

July 10 2024

5:30 PM



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

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

Mewes moved to approve the minutes for June 3, 2024. Whitten seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Public Hearings

2024-07 Public hearing: Request from Barry Reuther to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two unit residential) district for property at 2933, 2939, 2951 & 2963 9th Street.

Osing explained to the Commissioners that the location of the fence could possibly be within the city's right-of-way (ROW) so City Engineers are taking a look at it to avoid conflicts in the future.

Recommendation for Case 2024-07

Creger made a motion to table the request for the next Commission meeting. Odeyemi seconded the motion. The motion carried unanimously on a vote of 7 to 0 (Creger, Riggs, Wright, Mewes, Whitten, Odeyemi and Moline)

Other Business/New Business

Recommendation on contract award for the Rock Island Strategic Housing Plan.

Osing provided background information on the contract award for the Housing Plan. He stated that staff received three (3) bids in total and recommend awarding the contract to

PGAV Planners, LLC a consultant firm in St. Louis, Missouri for an amount of \$55, 000.00. He explained that the price difference is due to the timeline the consulting firms were willing to work within.

Wright asked if there are other cities that compare to Rock Island that the firm has worked with. Osing stated St. Louis, MO is a good example in terms of the similar industrial history and population loss.

Riggs asked if details on what the study will entail can be provided and what financial tools the City has to support housing. Osing stated the study will look to help the city identify what the unmet needs are and how more housing can be provided in Rock Island. He added that TIF and CDBG are some financial tools that the city has and they come with some restrictions.

Moline asked if there are private real estate community members that the City will be working with. Osing stated the City will work with the consultants to identify real estate groups that can be worked with.

Wright asked what steps will be taken to have the document serve a purpose. Osing stated that staff will look to have a robust implementation strategies and actionable recommendations from the consultants.

Wright moved to recommend that the City Council award the contract to PGAV Planners LLC, for an amount of \$55,000.00. Moline seconded the motion. The motion carried on a vote of 7 to 0. (Creger, Riggs, Wright, Mewes, Whitten, Odeyemi and Moline)

Adjournment

Chair Riggs adjourned the meeting at 7:01pm

Minutes submitted by Eunice Amissah-Mensah.