

Rock Island Planning & Zoning Commission Minutes

Community Room, Rock Island Police Department
1212 5th Avenue
October 7, 2024
5:30 PM



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

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 August 5, 2024. Mewes seconded the motion. The motion carried unanimously on a vote of 7 to 0.

Public Hearings

2024-12 Public hearing: Request from Gabriela and Jessten Smith to consider a variance from the Rock Island Zoning Ordinance in an R-2 (two unit residential) district for property at 3237 25th Street.

Amisshah-Mensah read the staff report with the recommendation for denial.

The applicant, Jessten Smith, was called to speak on the request. Mr. Smith discussed the need for the fence.

Robert York, a neighbor, spoke in support of the request.

Armando Murga also addressed the Commission to speak in support of the request.

Recommendation for Case 2024-12

Mewes made a motion to recommend approval of the variance as the property cannot yield a reasonable return and there are unique circumstances. Johnson seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 7 to 0 (Creger, Riggs, Mewes, Sowards, Johnson, Odeyemi and Moline)

2024-13 Public hearing: Request from Sergio Reyes Jr. to consider a variance from the Rock Island Zoning Ordinance in an R-4 (multi-unit residential) district for property at 2948-2950 5th Avenue.

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

The applicant, Sergio Reyes Jr. was called forward to speak on the request. Sergio Reyes Jr. presented his reasoning to keep the fence.

Andrea Gilman spoke in support of the request.

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

Recommendation for Case 2024-13

Moline made a motion to deny the variance for the 6-foot fence as it's not needed for a reasonable return, there is no unique circumstance, and the fence will alter the character of the neighborhood. Sowards seconded the motion. Chair Riggs called for a vote. The motion carried on a vote of 7 to 0 (Riggs, Mewes, Johnson, Sowards, Odeyemi, Moline and Creger)

2024-14 Public hearing: Request from Dannie L. Gibbs to consider variances from the Rock Island Zoning Ordinance in a B-3 (community business) district for properties at 319 11th Street and 1109 4th Avenue

Amissah-Mensah read the staff report. She clarified that there are two requests for this case.

The applicant, Dannie L. Gibbs was called forward to speak on the request. Mr. Gibbs stated his reasoning for the Commission to approve the variances.

Commissioners asked clarifying questions about the location of the fence.

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

Recommendation for Case 2024-14

Mewes made a motion to approve the 20-foot setback variance for a fence an intersection because it will not alter the character of the neighborhood and there is a unique circumstance. Moline seconded the motion. The motion carried on a vote of 6 to 0 (Ayes - Riggs, Mewes, Johnson, Sowards, Odeyemi and Moline, Nays - Creger)

Moline made a motion to deny the 5-foot fence height in the front yard because the property can yield a reasonable return without the variance, there is unique circumstance, and the fence will not alter the character of the neighborhood. Creger seconded the motion. (Ayes – Creger, Riggs, Mewes, Odeyemi and Moline, Nays – Sowards, Johnson)

Other Business

Creger asked staff about the height other fences in the City.

Adjournment

Chair Riggs called for a motion to adjourn the meeting. Mewes moved to adjourn the meeting. Creger seconded. The meeting adjourned at 7:04 PM.

Minutes submitted by Eunice Amissah-Mensah.