

City of Rock Falls Planning & Zoning Commission Meeting Minutes

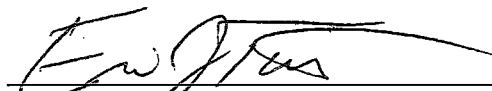
Date: 11/13/2025

Time Meeting Started: 5:00 PM

Time Meeting Ended: 6:15 PM

Members				Also Attended	
Tony Sosi	Present	Jeff Brown	Present	Mark Searing	Present
Rick Turnroth	Present	Rod Klecker	Present	Bryan Plummer	Present
Chuck Koehler	Present	Robert Rank	Present	Robbin Blackert	Absent
				Geneva Jones	Present

Topic	Discussion	Plan of Action
Call to Order	<ul style="list-style-type: none"> • Meeting called to order by Chairman Rick Turnroth • Roll call was taken 	Meeting began at 5:00 PM
Approval of 10/09/2025 Meeting Minutes	<ul style="list-style-type: none"> • A motion was made by Chuck Koehler and seconded by Tony Sosi to approve the minutes from 10-09-2025 meeting 	All yes; motion carried
Public Hearing: Request from Aaron Ruch to petition requesting for variance 3-foot set back of garage	<ul style="list-style-type: none"> • All publication in order to petition requesting for Variance 3-foot set back of garage. Mar Searing explained that it will need to through the City Council for final decision • A motion was made by Jeff Brown and seconded by Chuck Koehler 	All yes; motion carried
Public Hearing Request from the Angel Mendoza to Petition Requesting Rezoning of Real Estate at parcel #11-33-127-011, 012, 11-33-129-001 commonly known as 1119 10 th Avenue, Rock Falls, IL 61071, from an R-2 to B-1	<ul style="list-style-type: none"> • All publication in order to petition requesting rezoning 1119 10th Avenue, Rock Falls, IL, from R-2 to B-1. • Public Hearing opposed by Howie Ellis of 1108 10th Avenue, Rock Falls, IL; Tammy Zigler of 1115 10th Avenue, Rock Falls, IL; Chad Anderson of 6430 Doering Lane, Prophetstown, IL; Rita Smith of 904 W Route 30, Rock Falls, IL; Phyllis Machnicki of 1102 9th Avenue, Rock Falls, IL; Zach Thayer of 1109 9th Avenue, Rock Falls, IL • Discussion was had amongst members with concerns and advised that it will need to go through the City Council for final decision • A motion was made to oppose the request by Jeff Brown and seconded by Tony Sosi • The public was dismissed at 5:56 PM 	All yes; motion carried
Audience requests	<ul style="list-style-type: none"> • No audience requests 	No action
Member Items	<ul style="list-style-type: none"> • Members received update on Love's project • Members discussed the Public Hearing of Angel Mendoza 	No action
Adjournment	<ul style="list-style-type: none"> • A motion was made by Jeff Brown and seconded by Tony Sosi to end the meeting 	Meeting ended at 6:15 PM



 Commission Chairman