

City of Moline

PLAN COMMISSION

Wednesday, June 26, 2013

4:00 p.m.

Council Chambers

AGENDA

1. PC 13-08 Public hearing for a request from Pawn King of Moline LLC for a Special Use Permit to allow an Intensive Sales and Service land use in an NC zoning district on property located at 721 19th Avenue. *(Shawn Christ, Land Development Manager)*
2. PC 13-09 Public hearing for a request from the Illinois Quad City Civic Center Authority (d/b/a “iWireless Center”) for a variance to Sec. 3-2104 and Table 3-2105.2 of Chapter 3 of the Moline Code of Ordinance to allow installation of a dynamic display sign which will include animated characteristics and will exceed 50% of the total sign area in a B-2 zoning district on property located at 1201 River Drive. *(Shawn Christ, Land Development Manager)*
3. Approval of Minutes – June 12, 2013
4. Consideration: PC 13-08 and PC 13-09
5. Review upcoming meetings
6. Other

Any person with disabilities who wishes to attend the meeting who requires a special accommodation or any other person requiring a special accommodation in attending the meeting should notify Marty Wessels, Department of Planning & Development, 524-2030.

PLAN COMMISSION MINUTES

Wednesday, June 12, 2013

PRESENT: Dan McConaghy, (Chairman), Cindy Wermuth (Vice Chairman), Mike Crotty, Bill Fitzsimmons, Jeff Nelson, Butch Trevor

ABSENT: Dennis Kelly, Peter McDermott, Matt Puck, Mike Wendt, John Wetzel

STAFF: Chris Mathias, Jeff Anderson, Marty Wessels, Ray Forsythe, Alan Sabat

OTHERS: Tracy T. Richard

Chairman McConaghy called the meeting to order at 4:02 p.m. in the Moline City Council Chamber.

Mr. Mathias swore in those persons who expressed interest in providing testimony for public hearings on the agenda.

1. **PC 13-06 Public hearing for a request from the Metropolitan Airport Authority of Rock Island County, Illinois to rezone two tracts of land generally located at 2300-2450 69th Avenue from AG-2 General Agricultural District B-4 Highway/Intensive Business District upon Annexation.**

Mr. McConaghy opened the hearing for PC 13-06. Mr. Mathias began his presentation by stating that the public hearing was published in the Dispatch on May 26, 2013 and requested the staff report and attachments be entered into the record.

Mr. Mathias identified the sites proposed to be rezoned to B-4 upon annexation of said property. Mr. Mathias also pointed out that other nearby properties are zoned B-4 and he reviewed the criteria per the Zoning Code for evaluating a rezoning request. Mr. Mathias concluded that the requested rezoning was consistency with the recommendations of the City's Comprehensive Plan.

Staff Recommendation: Staff recommends that Plan Commission approve the rezoning request from AG-2 to B-4 contingent upon annexation.

Mr. Nelson inquired as to the County zoning in the subject area. Mr. Mathias indicated that it was consistent with the request and proposed use to the best of his knowledge.

Mr. Crotty asked about the appropriateness of facilitating the development of a new hotel given the failure of hotel in the near vicinity. Mr. Mathias stated that the Commission should consider the Zoning District and its permitted uses as a whole rather than singling out a specific use that may or may not ultimately occur on the subject sites.

There being no further comments, the public hearing was closed.

2. **PC 13-07 Public hearing for a request from Sam's Real Estate Business Trust for a Special Use Permit for a Group Development and also approval of the Final Planned Unit Development (PUD) Plan for a proposed Sam's Club store and gas station near the intersection of 65th Street and 44th Avenue.**

Mr. McConaghy opened the hearing for PC 13-07. Mr. Mathias began his presentation by stating that the public hearing was published in the Dispatch on May 26, 2013 and requested the staff report and attachments be entered into the record. Mr. Mathias stated that he would be reviewing the staff report information for both the Special Use Permit request and the Final PUD Plan request, but that each item would require a separate motion and vote by the Plan Commission.

Mr. Mathias explained that the nature of the Final PUD review was primarily to determine consistency with the previously approved Preliminary PUD Plan. Mr. Mathias also reviewed the criteria per the Zoning Code that are associated with evaluating a Special Use Permit request for a Group Development proposal.

In regards to evaluating the consistency of the Final PUD Plan, Mr. Mathias noted that as part of the City Council's review and consideration of the Preliminary PUD Plan, the City Council modified the PUD Plan by eliminating all references to a rear access road or street connection to the Valley View Apartments. Notwithstanding the forgoing, Mr. Mathias acknowledged the staff report as stating that staff had reviewed the Final PUD Plans and found that they conform to the approved Preliminary PUD Plan, Plat, and rezoning ordinance.

Mr. Mathias displayed the final plans and plats of the proposed development as well as the project landscaping plan, and building elevations and highlighted items specific to the Special Use review criteria. Mr. Mathias also referred to the staff report as stating that the plans had been revised per staff comments and were found to meet Code requirements; however, it was also acknowledged that the staff report recommended the implementation of a greenspace area when the area develops and the recommendation for installing a driveway that would connect the Sam's and Menards parking lots and ease congestion on 44th Avenue.

Staff Recommendation: Staff recommends that Plan Commission approve both the Special Use Permit and Final PUD Plan requests as stated within the staff report.

Mr. Fitzsimmons asked at what point would a cross easement/connection between the Sam's Club parking lot and the adjoining Menards Parking lot be required. Mr. Fitzsimmons also asked who would pay for this improvement and what would be appropriate timing for the installation of traffic signals at the intersection of 65th Street and 44th Avenue.

Mr. Richard, representing Sam's Club, addressed the design decision process for not including a traffic signal at the intersection of 65th Street and 44th Avenue.

Mr. McConaghy asked about the design of the bus pull-off on 44th Avenue located east of 65th Street and how effectively it interacted with the proposed adjacent sidewalk for purposes of facilitating pedestrian movement. Mr. Anderson stated that design appeared, in part, to reflect certain design standards and code requirements related to the separation of curb-cuts from right-of-way intersections.

Ms. Wermuth asked if the fuel station location was correct given the previous discussion about alternate locations. Mr. Richard stated that it was shown in the correct location.

Mr. Nelson asked if stormwater retention had been accounted for and provided per site designs. Mr. Richard stated the site was already designed to accommodate stormwater retention per previous development activity within the area.

There being no further comments, the public hearing was closed.

3. Approval of Minutes – April 10, 2013

Motion by Commissioner Fitzsimmons, seconded by Commissioner Wermuth, to approve the April 10, 2013 minutes. The motion was unanimously approved.

4. Consideration: PC 13-06

Motion by Commissioner Fitzsimmons, seconded by Commissioner Nelson, to approve the rezoning request contingent upon annexation for PC 13-06. The motion was unanimously approved.

5. Consideration:

a. PC 13-07 for a Special Use Permit – Group Development

Motion by Commissioner Fitzsimmons, seconded by Commission Nelson to approve the Special Use Permit for a Group Development request. The motion was unanimously approved.

Mr. Fitzsimmons expressed concern for future traffic congestion at the intersection of 65th Street and 44th Avenue and suggested the need for a traffic signal.

Mr. Nelson indicated that the intersection, as configured on the PUD Plan, was not conducive to signalization, but agreed that congestion could be an issue and perhaps the cross connection between the Sam's Club parking lot and the Menards parking lot should be further investigated.

Mr. Mathias commented that in terms of the Plan Commission's charge at this point of the review and consideration process, it may be more feasible to follow-up on the concept of a parking lot cross connection than pursue signalization at the above-mentioned intersection as this could involve going back and processing an amendment to the Preliminary PUD Plan and Plat that had been previously approved.

Mr. Fitzsimmons stated that the Plan Commission should go on record as acknowledging the need to correct what appears to be a design flaw in terms of accommodating traffic flow at the 65th Street and 44th Avenue intersection.

Staff acknowledged that the Plan Commission could conditionally approve the request subject to a final review by the City Engineer in regards to the above-mentioned concerns.

b. PC 13-07 for a Final PUD Plan Approval

Mr. Nelson motioned to approve the Final PUD Plan subject to cross coordination between the adjoining property owners (Sam's Club and Menards) in regards to addressing traffic flow and circulation proximate to the shared property line adjoined by their respective parking lots and also in regards to the 65th Street and 44th Avenue intersection as reflected in the preceding discussion. The motion was seconded by Mr. Crotty and unanimously approved.

6. Review Upcoming Meetings

Mr. Mathias advised that there could be items pending for public hearing and did not suggest cancelling the next meeting.

7. Other

No other items were discussed.

There being no further business to discuss, the meeting adjourned at 5:01 p.m.

Respectfully submitted,

Jeff Anderson, AICP
City Planner/Recording Secretary