

PLAN COMMISSION MINUTES

Wednesday, March 25, 2015

Present: Cindy Wermuth (Chairman), Bill Fitzsimmons (Vice Chairman), Dennis Kelly, Mike Crotty, Mike Wendt, Jeff Nelson, John Wetzel, Butch Trevor, Dan McConaghy

Absent: Matt Puck, Pete McDermott

Staff: Shawn Christ, Ray Forsythe, Jeff Anderson, K.J. Whitley, Annaka Whiting, Alan Sabat, Anamaria Vera

Others:

Chairman Wermuth called the meeting to order at 4:02 pm in the Moline City Council Chamber.

1. Approval of Minutes – January 28, 2015

Motion made by Commissioner Fitzsimmons; seconded by Commissioner Wetzel, to approve the minutes for January 28, 2015. Motion carried unanimously.

2. PC 15-02: Preliminary Plat of Hawk Hollow Addition.

Shawn Christ directed the Commissioners to view the staff memo included in their Agenda packets, application form, and reduced copy of the Hawk Hollow plat. Mr. Christ stated he believed everyone is familiar with the former hospital site location, next to One Moline Place, for Hawk Hollow with the site entrance being on 8th Street. Mr. Christ pointed out the terrain gets steep on the North and South sides and the site is heavily sloped. Mr. Christ displayed a 1994 aerial photograph of the site which showed the former Moline Public Hospital, Moline Lutheran Hospital, and overpass. Following the description of the aerial image, Mr. Christ displayed the same aerial photograph with an overlay that outlined the site of the proposed Hawk Hollow site along with the old hospitals. Mr. Christ noted that Hawk Hollow was included in an approved 2001 Planned Unit Development Plan, pointing out Lot C shown on the image, is the designated site for Hawk Hollow.

Mr. Christ explained that originally, the site was thought to be able to bear a greater number of units than currently anticipated, however, after significant research, it was determined that those plans were not realistic. Presently, the site is proposed to contain five apartment buildings with three apartments within each building and a designated driveway for access to each unit. The apartment buildings will be built five-feet closer to the street than required to eliminate the need for a retaining wall. Mr. Christ explained that a variance had been approved by the Zoning Hearing Officer to allow the 20 foot setback, as opposed to 25 feet. Mr. Christ pointed out that the street would be permeable pavement to allow the ability for water to seep into the street. Mr. Christ stated he believed everything to be in order to move the preliminary plat to council, if approved by the Plan Commission.

Commissioner Wendt inquired as to whether Lot 2 will be retained by the City. Mr. Christ confirmed. Commissioner Wendt asked whether Lot 2 was developable. Ray Forsythe, Planning & Development Director confirmed the site is in fact developable, stating discussions have previously taken place with a developer. For the time being, the City will simply maintain the lot. Commissioner Wetzel requested clarification as to whether the City plans to retain the Lot or if the City has current ownership of the Lot. Mr. Forsythe confirmed the City has ownership of the Lot. Commissioner Wetzel pointed out the application made indicates the apartment units will contain four-plexes, not three-plexes. Mr. Forsythe

clarified the original plan was to develop four-plexes, however, that plan has since shifted to three-plexes. Commissioner Wetzel asked whether the application needed to be corrected to reflect the change. Mr. Christ stated the record would be sufficient to note the changes. Commissioner Wetzel stated the current site bears steps that are also shown on the drawing and asked whether liability of those steps will transfer upon sale of the property. Mr. Christ confirmed the liability transfers with the sale. Commissioner Wetzel requested clarification as to whether he had accurately interpreted the Northwest corner and East side as ponds. Mr. Christ confirmed the drawing showed basins, or drainage sites. Commissioner Wetzel pointed out that he requested clarification because “if you drive by after a storm a lot of stuff goes down the hillside”.

Commissioner Wetzel sought further clarification regarding the contour lines and asked whether they were existing or new. Commissioner Kelly indicated he interpreted the contour lines as dark for new and light for old. Commissioner Kelly also pointed out the drawing appeared to illustrate several detention ponds, however, he indicated he was unable to make out a portion of the drawing. Mr. Christ clarified the portion of the drawing Commissioner Kelly sought clarification on is an infiltration site. Commissioner Kelly asked whether Mr. Christ was familiar with how the infiltration site operates. Mr. Christ indicated he was unfamiliar, but indicated the infiltration site was added at the request of the Public Works Department. Commissioner Fitzsimmons asked whether the Engineering Department had thoroughly reviewed the drawing. Mr. Christ confirmed the Engineering Department had in fact thoroughly reviewed the drawing. Commissioner Fitzsimmons asked whether staff was ok with the retaining wall. Mr. Christ confirmed staff was in agreement with the retaining wall. Commissioner McConaghy expressed concern with the safety of the retaining wall noting the proximity between the infiltration trench, right-of-way, and retaining wall with a 3-5 foot drop. Commissioner McConaghy stated his primary concern was with the drop and it’s safety. Commissioner McConaghy followed his concerns with seeking clarification with regard to the permeable system, stating it will not catch everything with the slopes around the cul-de-sac and the drop off around the public edge. Commissioner Fitzsimmons sought clarification as to the location of the right-of-way. Mr. Christ clarified that the right-of-way will be located on private property. Commissioner Fitzsimmons requested the dimensions. Mr. Christ stated 12-13 feet.

Commissioner Fitzsimmons asked whether vegetation will be in place to hold and prevent erosion and if not, if it can be made a part of the plans. Mr. Christ reassured Commissioner Fitzsimmons that the Public Works Department requires soil stabilization with erosion permits. Mr. Forsythe added that vegetation is, however, planned around the section near the alley. Commissioner Wetzel asked what the permeable pavement is. Mr. Christ stated asphalt. Jeff Anderson, City Planner, explained that the variance and the direction of Public Works were to move the buildings in order to prevent the need for an additional retaining wall. Mr. Forsythe expanded upon the comments of Commissioner Wetzel explaining the City currently owns two permeable pavement lots; one by Whitey’s and the Washington Square Apartments lot. Commissioner Wetzel pointed out that asphalt was also used on 16th and 19th and 2nd Street and stated he believed the streets to be a “disaster,” stating some portions of the streets even have barricades around them. Commissioner Fitzsimmons asked Commissioner Wetzel if he were to choose a low volume street if he agreed the street to be a good candidate for asphalt. Commissioner Wetzel agreed, however, he also stated that a low volume street may be a low priority if the need for repairs arises. Commissioner Nelson noted the permeable street by Bethany Home is about five years old and “looks great”. Commissioner Wetzel asked if the street is asphalt or brick. Commissioner Nelson clarified that particular street is brick. Commissioner Kelly stated that a permeable street will also bear a good base. Commissioner Wetzel stated that he did not believe the permeable street would catch all of the water. Commissioner Fitzsimmons stated that although all of the water may not be caught, the permeable street would be an improvement to the amount of run-off in the past.

Commissioner Fitzsimmons expressed his concern with the engineering of the buildings, stating he recalled a situation in Wildwood where the buildings slide down a hill. Mr. Anderson addressed Commissioner Fitzsimmons concern informing the Commission that slumping soil borings were done to know exactly where to do the placement of the buildings as a part of steering away from further retention detention on the East side and avoiding hydrostatic on the East side as well. Mr. Anderson added Environmental Manager, Erica Williams, expressed the same concern as Commissioner Fitzsimmons.

Commissioner Crotty asked whether the apartments would be low-income or Section 8. Mr. Christ replied they would actually be market rate apartments. Mr. Forsythe stated the developer has built several market rate apartments around town. Commissioner Crotty added he was of the impression the apartments would be low-income or Section 8 because of their proximity to the Floreciente neighborhood.

Chairman Wermuth asked whether the Commission had to wait to move forward with their voting for the application to be corrected to reflect three-plexes as opposed to four-plexes. Mr. Christ clarified that since his report to the Commission stated the correct information and was dated after the application, the report was sufficient to note the corrected change. Commissioner Fitzsimmons stated similar sites to Hawk Hollow are always challenging sites to develop. Commissioner Wetzel followed Commissioner Fitzsimmons comment by acknowledging he believed a lot of thought had gone into the development plans of the site. Commissioner Wendt asked whether the lot that runs down to 5th Avenue would be “cleaned up”. Chairman Wermuth reiterated staff had informed the Commission the development and maintenance of the site would not go past what is encroaching or over-hanging.

Commissioner Fitzsimmons sought clarification as to whether the apartments would all be one single owner. Mr. Christ confirmed but stated the apartments could later transition into condominiums. Commissioner Wendt asked if the lots would then be sub-divided. Mr. Christ stated he did not believe so, stating the condominiums would simply bear a condominium plat. Commissioner Fitzsimmons noted that the possibility still existed that the lots could be sub-divided. Mr. Christ confirmed. Commissioner Wetzel commented he could not foresee a reason to sub-divide the lots.

Discussion subsided and Chairman Wermuth inquired if the Commissioners had any further questions. There were no further questions.

3. Consideration

PC15-02

Motion made by Commissioner Wetzel, seconded by Commissioner Crotty, to recommend approval of the Preliminary Plat of Hawk Hollow Addition as presented.

Motion carried unanimously.

4. Review Upcoming Meetings

Anamaria Vera, Administrative Secretary, stated that notice had been published for a rezoning application from I-1 to B-4 for a site in Southpark West. The April 8th meeting will be held as scheduled.

5. Other Discussion

Mr. Anderson reminded the Commission that Phase II is underway for the Riverfront Transportation Plan, and since the City had hired Soloman Cordwell Buenz Consulting Team, a few Commissioners had volunteered to be a part of the Project Advisory Committee. Mr. Anderson stated he anticipated scheduling a meeting the second week of April, noting that anyone who had volunteered but would not be able to attend, also had the ability to participate via phone. Mr. Anderson stated he would send out notice of the meeting via email to all volunteers.

Commissioner Wetzel asked whether The Point would be taken back to the Plan Commission with a Planned Unit Development or any other business. Mr. Christ stated there was a possibility of a Planned Unit Development, but noted the proposed number of units is allowed as projected within the R-4 district. Mr. Christ stated the possibility also existed that The Point would seek a Special Use Permit for a Group Development due to height and square footage restrictions.

Commissioner Wetzel inquired as to any updates for Garfield Elementary School. Mr. Christ stated there were currently no updates.

There being no further business, the meeting adjourned at 4:42p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary