

PLAN COMMISSION MINUTES

Wednesday, October 14, 2015

Present: Bill Fitzsimmons (Vice Chairman), Mike Crotty, Brandy Howe, Dan McConaghy, John Wetzel, Jeff Nelson, Pete McDermott

Absent: Cindy Wermuth (Chairman), Dennis Kelly, Butch Trevor, Matt Puck

Staff: Shawn Christ, Jeff Anderson, Anamaria Vera

Others: Kevin Herrick

1. Swearing in of persons to give testimony

Shawn Christ swore in the persons who wished to provide testimony.

Motion made by Commissioner Nelson; seconded by Commissioner Wetzel, to remove PC 15-08 off the table for discussion. Motion carried unanimously.

2. Open Public Hearing

Vice Chairman Fitzsimmons opened the Public Hearing for PC 15-08.

3. Revisit tabled item PC 15-08: Public hearing to consider a request from Heritage Wesleyan Church for a variance to allow installation of a wall sign totaling 53 square feet, 43 feet larger than allowed at 335 5th Avenue. *(Shawn Christ, Land Development Manager)*

Shawn Christ began the public hearing by noting that PC 15-08 is a request from Heritage Wesleyan Church for a variance to allow the installation of a wall sign totaling 53 square feet, 43 feet larger than allowed at 335 5th Avenue. Mr. Christ stated the public notice for PC 15-08 was published in the Dispatch on September 9, 2015 and requested the Secretary enter the Memo with all attachments into the record. Mr. Christ noted that the location is that of the former Ericsson School and is zoned R-2, One-Family Residential District. The location is now owned by Heritage Wesleyan Church and is operating as the Esperanza Center. Mr. Christ stated that the applicant would like to have two signs, a lit sign on the south side of the building and an unlit sign on the north side of the building.

Mr. Christ noted that there are three criteria for special circumstances that must be met to qualify for a variance. Mr. Christ stated that the applicant met the three criteria due to the size of the building and its surroundings and noted that since the building is 200 feet from the street, a sign would be difficult to read based on the current regulations of 10 square feet, in addition to blockage from the row of oak trees along 4th Avenue. Mr. Christ further stated he did not believe substantial injury would occur to neighboring property values, noting that the proposed sign would cover less than 2% of the wall and the closest home is 150 feet away. Mr. Christ also mentioned that in commercial areas a 10% coverage is allowed for signs.

Staff recommends approval without conditions.

Brief discussion ensued between the Commissioners with regard to the size restrictions of signs. Commissioner McDermott asked whether the applicant had considered installing a sign on 4th Avenue

similar to the one proposed for 5th Avenue. Kevin Herrick, with Heritage Wesleyan Church stated that that option was explored but they did not want the sign to interfere with the playground area.

Vice Chairman Fitzsimmons asked whether the Esperanza Center was also being used as a community center. Mr. Herrick confirmed. Vice Chairman Fitzsimmons inquired as to whether Mr. Herrick believed others around the City would be looking for the building in terms of needing way-finding signage. Mr. Herrick stated he did believe others outside of the neighborhood would be looking for the building because they are partnering with other agencies outside of the neighborhood for the Esperanza Center to be utilized by them.

4. Close public hearing.

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

5. Call to Order

Vice Chairman Fitzsimmons called the meeting to order in the Moline City Council Chamber.

6. Approval of Minutes – September 23, 2015

Motion made by Commissioner Nelson; seconded by Commissioner Crotty, to approve the minutes for September 23, 2015. Motion carried unanimously.

7. Consideration of PC 15-08

Motion made by Commissioner Wetzel; seconded by Commissioner McDermott, to approve a variance to allow installation of a wall sign totaling 53 square feet, 43 feet larger than allowed at 335 5th Avenue. Motion carried unanimously.

8. Other business

Jeff Anderson, City Planner, informed the Commissioners that the Riverfront Multimodal Transportation Plan Open House will be held on November 5, 2015 at Stoney Creek Ballroom from 6pm-8pm. He informed the Commissioners that he would be sending out an invitation for the Open House by email. Mr. Anderson also stated that the format of the Open House would be a formal presentation with stations on the phases throughout the space with staff available for further discussion. Mr. Anderson also informed the Commissioners that he would be attending the next upcoming Park Board meeting to provide them more information on the November 5th Open House.

9. Review upcoming meetings

Mr. Christ stated that the Plan Commission would consider a Planned Unit Development application and a Special Use Permit application for The Point at the next upcoming Plan Commission on October 28, 2015. Mr. Christ also noted that since Veteran's Day is on November 11th, Plan Commission has been moved to November 18th and also stated he anticipates an application for a Power Wash in the Valley View Village to be received in time for consideration at the November 18th meeting.

There being no further business, the meeting adjourned at 4:24 p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary