

PLAN COMMISSION MINUTES

Wednesday, July 8, 2015

Present: Cindy Wermuth (Chairman), Bill Fitzsimmons (Vice Chairman), Brandy Howe, Dennis Kelly, Dan McConaghy, John Wetzal, Pete McDermott

Absent: Matt Puck, Jeff Nelson, Mike Crotty, Butch Trevor

Staff: Shawn Christ, Alan Sabat, Anamaria Vera

Others: Bill Cleaver, Dave Calvert

1. Swearing in of persons to give testimony.

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

2. Open Public Hearing

Chairman Wermuth opened the Public Hearing for PC 15-05.

3. PC 15-05: Public hearing to consider a request from McLaughlin Motors, Inc. for a variance to allow installation of signs spaced 113 feet apart, 37 feet closer than allowed in a B-4 zoning district at 4101 41st Street. (Shawn Christ, Land Development Manager)

Shawn Christ began the public hearing by noting that PC 15-05 is a variance application to allow installation of signs spaced 113 feet apart, 37 feet closer than allowed in a B-4 zoning district at 4101 41st Street. Mr. Christ stated the public notice for PC 15-05 was published in the Dispatch on June 24, 2015 and requested the Secretary enter the Memo with all attachments into the record. Mr. Christ noted that the area is located on John Deere Road and 41st Street, within the B-4 district and consists of 11 acres. Mr. Christ stated that the Illinois Department of Transportation (IDOT) acquired a lot of land from the applicant in order to create a new 41st Street frontage and the right-of-way was taken from the property owner. Further noted the applicant also lost parking spaces as part of the IDOT project that has since been stalled. Mr. Christ noted that prior to the construction project, the applicant had four signs. The applicant wishes to continue using the same four signs with a 25% reduction of the requirements. Mr. Christ noted he did not believe an adverse impact would be created if there variance was allowed further noting that the placement of the signs is consistent with the subdivision code and will not cause injury to other properties or impact the value of other properties, again noting the special circumstances of the applicant.

Staff recommends approval without conditions.

4. Close Public Hearing

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

5. Call to Order

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

6. Approval of Minutes – May 13, 2015

Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to approve the minutes for May 13, 2015 with revisions. Motion carried unanimously.

8. Consideration

PC 15-05

Motion made by Commissioner McConaghy, seconded by Commissioner Nelson to allow installation of signs spaced 113 feet apart, 37 feet closer than allowed in a B-4 zoning district at 4101 41st Street.

9. Review upcoming meetings

Mr. Christ noted there is no planned business for the first meeting in August and expected that meeting to be cancelled.

10. Other Business

Commissioners inquired as to the status of the rezoning of SouthPark West. Mr. Christ noted he was not given further direction based on his presentation regarding the analysis of the area. Motion made by Commissioner Fitzsimmons, seconded by Commissioner Kelly to direct staff to submit a rezoning proposal for SouthPark West Business Park area and to look into connectivity in the area if it exists.

There being no further business, the meeting adjourned at 4:40 p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary