

# PLAN COMMISSION MINUTES

Wednesday, October 28, 2015

**Present:** Cindy Wermuth (Chairman), Bill Fitzsimmons (Vice Chairman), Mike Crotty, Brandy Howe, Dan McConaghy, John Wetzel, Jeff Nelson, Butch Trevor, Matt Puck

**Absent:** Dennis Kelly, Pete McDermott

**Staff:** Shawn Christ, Ray Forsythe, Jeff Anderson, Anamaria Vera

**Others:** David Smith, Michael Ruberg, Brian Westin

## 1. Swearing in of persons to give testimony

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

## 2. Open Public Hearing

Chairman Wermuth opened the Public Hearing and combined the applications for PC 15-09 and PC 15-10.

## 3. **PC 15-09: Public hearing to consider a request from S.J. Russell, L.C. for a preliminary and final Planned Unit Development (PUD) Plan for senior living community to be located at 635 10<sup>th</sup> Avenue and PC 15-10: Public hearing to consider a request from S.J. Russell, L.C. for a Special Use Permit for a group development located at 635 10<sup>th</sup> Avenue. (*Shawn Christ, Land Development Manager*)**

Shawn Christ began the public hearing by noting that PC 15-09 and PC 15-10 are requests from S.J. Russell, L.C. for a PUD and Special Use Permit at 635 10<sup>th</sup> Avenue, which is currently owned by the City. Mr. Christ stated the public notice for PC 15-09 and PC 15-10 were published in the Dispatch on October 13, 2015 and correspondence to all neighbors within 250ft were mailed out on October 20, 2015, and requested the Secretary enter the Memo with all attachments into the record. Mr. Christ noted that additional studies have been completed and the applicant anticipates changes to the PUD. As a result, the applicant has requested that consideration be postponed until those final changes have been made and presented to Plan Commission. However, Mr. Christ stated he would still provide a presentation to Plan Commission with regard to the applications.

Mr. Christ explained that the site is zoned R-4 and sits south of Stephens Park and west of One Moline Place. The site is proposed for senior housing with memory care units, assisted living, independent living units, and a section to underground parking. Mr. Christ noted that the north side of the site is undetermined at this time, but anticipates additional residential units and/or health care facilities. Mr. Christ further explained that there is a 2.5 floor height limit in R-4 districts and the Special Use Permit seeks permission to increase that limit to 4 floors, therefore expanding the density, but not to exceed 25 units per acre. Mr. Christ noted that a walking path around the site is also a possibility with a seating area and patio.

Mr. Christ highlighted a stairwell that sits on 4<sup>th</sup> Street noting that it is in good condition; however, the railing needs replaced. Mr. Christ stated that the developers have concerns about liability since the stairwell is private and not a requirement along the street; nonetheless, Mr. Christ noted that connectivity is a requirement of a PUD and indicated that the developers should consider re-using the

stairwell. Mr. Christ also stated that there is a lot of fill in the southwest corner of the site and as a result, the building's proposed location may need to be "flip-flopped."

Brief discussion ensued amongst the Commissioners regarding consideration to re-zone the site, access to the north side, the proposed entrance, and the full site plans. Chairman Wermuth asked for clarification as to whether it was the intent of the applicant for Plan Commission to post-poner consideration of its applications. Mr. Christ confirmed, further clarifying that the north side of the site should not be taken into consideration because the site would also be split up into various lots to accommodate different funding sources. Commissioner McConaghy noted that if the lots will be divided, the lot size on the application needed to be revised. Commissioner Fitzsimmons further noted that traffic issues should also be addressed. The Commissioners indicated they believed the developer should explore other options for the main entrance and not limit itself to the opening that currently exists.

David Smith on behalf of S.J. Russell, L.C. informed the Plan Commission that its desire is to have its applications tabled and re-visited at a later date in order to finalize its changes and take into consideration the additional concerns identified. Mr. Smith noted that senior housing is in demand, demonstrating that the proposed development anticipates 135 units, with 65 independent living units, 52 assisted living units and 18 memory care units with flex spaces available. Mr. Smith gave a brief presentation of the anticipated changes to the PUD and also stated that it is their desire to develop a safe and secure location, and therefore, do not wish to retain the stairway. Mr. Smith noted that they are continuing to address various concerns regarding circulation, access, relocation of the building and the best placement of a single point of entry, noting that not a lot of traffic is generated and a single point of entry would suffice. Mr. Smith further noted that Phase I of the project alone, is a \$30+ million dollar investment. Brief discussion ensued among the Commissioners.

Mr. Christ swore in two persons of the audience who wished to speak. Michael Ruberg stated that as a resident of One Moline Place, he believed a traffic light should be installed at the proposed main entrance. Brian Westin, also a resident of One Moline Place asked for clarification as to the number of proposed senior living units. Mr. Smith reiterated the information.

#### 4. Close public hearing.

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

#### 5. Re-opening of public hearing.

Chairman Wermuth reopened the public hearing. **Motion made by Commissioner Nelson; seconded by Commissioner Fitzsimmons to continue the public hearing until November 18, 2015. Motion carried unanimously.**

#### 6. Call to Order

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

#### 7. Approval of Minutes – October 14, 2015

**Motion made by Commissioner McConaghy; seconded by Commissioner Crotty, to approve the minutes for October 14, 2015. Motion carried unanimously.**

**8. Other business**

No other business.

**9. Review upcoming meetings**

Mr. Christ stated that the Plan Commission would re-visit the PUD application and Special Use Permit application, in addition to an application for a Power Wash in the Valley View Village at the next upcoming meeting on November 18<sup>th</sup>. Mr. Christ inquired as to whether the Plan Commission also wished to include nominations and election of officers for 2016, as well as his annual development activity presentation at the November 18<sup>th</sup> meeting or push those items out to December 9, 2015. The Commissioners indicated that they would prefer to address all items at the November 18<sup>th</sup> meeting.

There being no further business, the meeting adjourned at 5:24 p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary