

# PLAN COMMISSION MINUTES

Wednesday, January 13, 2016

**Present:** Cindy Wermuth (Chairman), Bill Fitzsimmons (Vice Chairman), Mike Crotty, Brandy Howe, Butch Trevor, Jeff Nelson, Dennis Kelly, Pete McDermott, Dan McConaghy

**Absent:** Matt Puck, John Wetzel

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

**Others:** Jeff Heuer

## 1. Swearing in of persons to give testimony.

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

## 2. Call to Order

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

## 3. Approval of Minutes – November 18, 2015

**Motion made by Commissioner Trevor; seconded by Commissioner Kelly, to approve the minutes for November 18, 2015. Motion carried unanimously.**

## 4. Unfinished Business

Mr. Christ stated that revised elevation drawings had been received for the tabled item, PC15-11, Application from Dan Wolff for a final Planned Unit Development Plan for a car wash to be located in the 6001 block of 44<sup>th</sup> Avenue. Mr. Christ noted the colors have changed, along with the change of material to 3 foot nova brick veneer.

Staff recommends denial, falls short of requirements for Preliminary Planned Unit Development (PUD).

Mr. Christ noted that the proposed site is the preferred location for the developer. Chairman Wermuth inquired as to whether the developer was able to work jointly with the prospective developer for a strip center near the proposed site. Mr. Christ stated no developments have been made on the strip center and did not anticipate the project happening, further noting that Menards is also not willing to assist with facilitating the process. Commissioner Kelly asked whether staff's denial was based on usage of site or materials used. Mr. Christ confirmed both items were not consistent with the requirements. Discussion with regard to the approved PUD for the proposed location took place.

**Motion made by Commission McConaghy, seconded by Commissioner McDermott to move to untable PC15-11, Application from Dan Wolff for a final Planned Unit Development Plan for a car wash to be located in the 6001 block of 44<sup>th</sup> Avenue. Motion carried unanimously.**

Jeff Heuer with NAI Ruhl Commercial demonstrated the proposed material to be used on the car wash, noting it is high density, stackable plastic. Mr. Heuer noted the color of the roof was changed to coincide with the nearby properties. Mr. Heuer also pointed out that the Bettendorf, IA car wash location

received an award for best landscaped car wash. Mr. Heuer stated he assisted Menards with its initial land purchase and asked whether there have been other inquires to develop on the proposed lot. Mr. Christ indicated that a few inquires have been received in the past. Mr. Heuer emphasized the difficulty of working with Menards and stated that the developer of the car wash is willing to develop on the lot and anticipates \$36,000 in water/sewer usage annually.

Discussion ensued among the commissioners with regards to the approved PUD, proposed materials, and suggested changes. Commissioner Fitzsimmons acknowledged that standards are in place, although he questioned that when there are anticipated future tax dollars and utility dollars, what the best decision for the city is.

**PC15-11**

**Motion made by Commissioner Crotty, seconded by Commissioner McDermott to approve an application from Dan Wolff for a final Planned Unit Development Plan for a car wash to be located in the 6001 block of 44<sup>th</sup> Avenue. Motion carried 5 to 3.**

**5. Discussion/Review of By-Laws (Shawn Christ, Land Development Manager)**

Mr. Christ indicated that updates to the By-Laws should be made and asked the Commissioners to review the current By-Laws for suggested changes and comments. Mr. Christ also noted updates have been made to Article IV Procedures of the Zoning Code. Brief discussion ensued. It was noted that a 10 day written notice must be published prior to taking any action on the By-Laws. Commissioners directed staff to revise the current By-Laws and return at a later date for review.

**6. Adjournment**

There being no further business, the meeting adjourned at 5:20 p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary