

PLAN COMMISSION MINUTES

Wednesday, November 9, 2016

Present: Cindy Wermuth (Chairman), Bill Fitzsimmons (Vice Chairman), John Wetzel, Dan McConaghy, Butch Trevor, Pete McDermott, Dennis Kelly, Jeff Nelson, Matt Puck

Absent: Mike Crotty, Brandy Howe

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

Others:

1. Call to Order

Chairman Wermuth called the meeting to order at 4:00pm.

2. Reading and approval of Minutes – August 24, 2016

Motion made by Commissioner Wetzel; seconded by Commissioner McDermott, to approve the minutes for August 24, 2016. Motion carried unanimously.

Shawn Christ, Land Development Manager, began the public hearing by swearing in those persons present who wished to provide testimony. The Commission suggested beginning with PC 16-05 as opposed to PC 16-04.

3. Public hearing. PC 16-05 – Request from Cardiovascular Properties LLC and Ryan Companies US Inc for a special use permit to increase the maximum allowable building size from 20,000 square feet to 24,000 square feet in an O-1 Office District. (Shawn Christ, Land Development Manager)

Mr. Christ noted that PC 16-05 is to consider a request from Cardiovascular Properties, LLC and Ryan Companies, US Inc for a special use permit to increase the maximum allowable building size from 20,000 square feet to 24,000 square feet in an O-1 Office District. Mr. Christ stated the public notice for PC 16-05 was published in the Dispatch on Oct. 22, 2016 and requested the Secretary enter the Memo with all attachments into the record.

Mr. Christ stated the Ordinance allows for an increase to the maximum allowable building size and further stated the applicant has outgrown their current location due to an increase in their practice and requires additional office space as well as parking. Staff has no concerns with the proposal. Required parking is 80 spaces and applicant will have 120, landscaping requirements will be met, in addition, the applicant has also applied for a sidewalk variance.

Staff recommends approval without conditions.

Discussion took place amongst the Commissioners. Commissioner Wetzel stated he may have a conflict and will abstain from voting.

Motion made by Commissioner McDermott; seconded by Commissioner Puck, to approve a special use permit to increase the maximum allowable building size from 20,000 square feet to 24,000 square feet in an O-1 Office District. Motion carried 6-1. Motion approved.

4. **Public hearing. PC 16-04 – Request from the City of Moline (Moline City Council) to amend Section 35-2200 “REVIEW AND APPROVAL REQUIRED” and Section 35-2211 “WAIVERS AND MODIFICATIONS” of the Zoning and Land Development Code to establish the City Council as the decision maker, and zoning administrator and city engineer as review bodies, for all waivers and modifications to infrastructure and public improvement standards, including sidewalks. (Shawn Christ, Land Development Manager)**

Mr. Christ noted there have been several discussions regarding sidewalks at City Council meetings lately and Council requested an update to the Sidewalk Policies which are now known as waivers and modifications. The new procedure would allow applicants to request a waiver which would be temporary in nature and would allow the City to require sidewalks in the future. The second option would be a request for a permanent waiver for areas where a sidewalk would never be feasible in lieu of a payment which would then fund sidewalks in other locations throughout the City. The fee for a permanent waiver would be based on cost. Council has also allocated \$100,000 into this fund to initiate the fill in of sidewalk gaps.

Staff recommends approval.

Discussion took place amongst Commissioners with regard to the need for a prioritization and/or point system to best utilize the funds obtained through fees for permanent waivers to fill in the gaps around the City. The Commissioners discussed various locations they would like to see as priorities as well as inquiring whether the funds will be used strictly for sidewalks or disbursed for other priorities. Mr. Christ stated the fund is intended strictly for sidewalks noting Council is pro-sidewalks. Mr. Christ also stated moving forward, minor subdivisions would go directly to Council and major subdivisions would go to the Plan Commission. Commissioner Wetzel requested a notice of application and results. Mr. Christ agreed to provide an annual update.

Motion made by Commissioner Nelson; seconded by Commissioner Puck, to approve an amendment to Section 35-2200 “REVIEW AND APPROVAL REQUIRED” and Section 35-2211 “WAIVERS AND MODIFICATIONS” of the Zoning and Land Development Code to establish the City Council as the decision maker, and zoning administrator and city engineer as review bodies, for all waivers and modifications to infrastructure and public improvement standards, including sidewalks. Motion carried unanimously.

5. **Presentation on development activity**

Mr. Christ presented an overview of the 2016 land development activity throughout the City. Ray Forsythe, Planning & Development Director also provided an update on current, future and potential developments throughout the City.

6. **Election of officers for 2017**

Motion made by Commissioner Wetzel to nominate Commissioner Butch as Chairman, seconded by Commissioner Nelson. Motion carried unanimously.

Motion made by Commissioner Nelson to retain Vice-Chairman Fitzsimmons in his current seat, seconded by Commissioner Wetzel. Motion carried unanimously.

7. Review of upcoming meetings

Mr. Christ stated there is no business for the next upcoming meeting and informed the Commission Brandy Howe is moving, leaving a vacancy on the Commission.

8. Public Comment

No public comment.

9. Adjournment

There being no further business, the meeting adjourned at 5:48 p.m.

Respectfully submitted,

Anamaria M. Vera, Administrative Secretary