

PLAN COMMISSION MINUTES

Wednesday, June 28, 2017

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

Absent: Pete McDermott

Staff: Shawn Christ, Jeff Anderson, Anamaria Vera

Others: Angie Thomgren

1. Call to Order

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

2. Reading and approval of Minutes – May 10, 2017

Motion made by Commissioner Puck; seconded by Vice Chairman Fitzsimmons, to approve the minutes for May 10, 2017. Motion carried unanimously.

Shawn Christ, Land Development Manager, began the public hearing by swearing in those persons present who wished to provide testimony.

3. Public hearing, PC 17-03 – Request from Lamar Advertising Dubuque/QC for a special exception to install a non-conforming sign pursuant to Chapter 3 “Advertising and Signs” Sec. 3-2113(11) (Shawn Christ, Land Development Manager)

Shawn Christ stated the public notice for PC 17-03, a request from Lamar Advertising Dubuque/QC (Lamar) for a special exception to install a non-conforming sign at 1551 24th Avenue, was published in the Dispatch on June 13. Mr. Christ stated the staff report, application materials, and all attachments will be entered into the record for this case.

Mr. Christ displayed a neighborhood map, noting the property in question is located within the R-2 zoning district. Mr. Christ noted a prior billboard sign was recently removed from the property and Lamar has requested to replace the sign. Mr. Christ indicated the provision for a special exception notes four situations wherein if two are met, the Code allows for an exception to be granted. In this particular case, two situations are met wherein the sign does not create non-conformities and staff does not foresee visibility issues.

Staff recommends approval.

Commissioners requested clarification regarding a special exception versus a special permit. Mr. Christ explained that similar to a special permit, a similar use can follow the special exception, however, unlike a special permit that runs with the land, under the present situation, if a sign loses its sign permit, the new owner would need to apply for a new sign permit and may need to also reapply for a special exception, depending on the amount of time that has passed to replace the sign.

Angie Thomgren, Real Estate Manager with Lamar asked the Commissioners if they had any questions regarding the application. Commissioner Wetzel requested additional information regarding the terms

of the property lease. Ms. Thomgren stated Lamar currently holds a lease for the full property lot and any development on the property during its lease period is prohibited, noting any development on the property would negatively impact sign visibility.

Motion made by Commissioner Wetzel; seconded by Commissioner McConaghy, to approve a special exception to install a non-conforming sign pursuant to Chapter 3 “Advertising and Signs” Sec. 3-2113(11) at 1551 24th Avenue. Motion carried 5-3. Motion approved.

4. Discussion – Comprehensive Plan Update

Jeff Anderson, City Planner, addressed the Commission with regard to the best approach for updating the Comprehensive Plan. Mr. Anderson stated that the last mass update was performed in 1965, with a subsequent smaller scale update in 2001. Mr. Anderson explained that since the cost of a frequent mass update is not economically feasible only elements of the plan are updated as those elements become a focus.

Vice Chairman Fitzsimmons inquired as to whether the direction to include citizen participation has been to only include participation regarding the updated element or the Comprehensive Plan as a whole. Mr. Anderson noted citizen participation is based on the updated element. Discussion ensued regarding updates to the statistics noted within the Comprehensive Plan. Mr. Anderson noted there are various factors that also need to be noted for the future but is unsure whether a full update to the Plan is what is needed. Mr. Anderson did note, however, there is a benefit to including community involvement while updating the Plan.

General discussion took place regarding various elements of the plan, development in Moline, urban density, home offices, and the City’s successful relationship with Renew Moline.

Chairman Butch excused himself at 5:22pm and requested that Vice Chairman Fitzsimmons run the remainder of the meeting.

Mr. Anderson suggested the Commission allow staff to gather their thoughts and reach out to the Commission for feedback regarding the best approach for a Plan update. Commissioners agreed.

5. Other business

Vice Chairman Fitzsimmons inquired as to whether a sunset provision existed for the sign code. Mr. Christ explained that any of the following three situations could trigger revocation of a sign permit: (1) if a sign is removed; (2) if a sign face is removed; and (3) if a sign is abandoned.

Commissioner Wetzel excused himself at 5:36pm.

6. Review of upcoming meetings

Mr. Christ stated there are two subdivision applications for the July 12 meeting and a sign variance application to date for the July 26 meeting.

7. Public Comment

No public comment.

8. Adjournment

There being no further business, the meeting adjourned at 5:39 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary