

**PLAN COMMISSION
MINUTES**

Wednesday, October 11, 2017

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

Absent: John Wetzel, Peter McDermott

Staff: Shawn Christ

Others: Greg Jager, Dan Dolan, Lorzn Rains

1. Call to Order

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

2. Reading and approval of Minutes – September 13, 2017

Motion made by Commissioner Wermuth; seconded by Commissioner Puck, to approve the minutes for September 13, 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 17-08 – Public hearing and request from Dan Dolan, on behalf of Trinity Medical Center, for rezoning of a 21,873 SF tract of land located at 600 John Deere Road from ORT Office/Research/Technology District to B-4 Highway/Intensive Business District. (Shawn Christ, Land Development Manager)

Shawn Christ stated the public notice for PC 17-08, a request from Trinity Medical Center, for rezoning of a 21,873 SF tract of land located at 600 John Deere Road from ORT Office/Research/Technology District to B-4 Highway/Intensive Business District, was published in the Dispatch. Mr. Christ stated the staff report, application materials, and all attachments will be entered into the record for this case.

Mr. Christ stated there was a correction made to the map that accompanied the notice. The lot in question is located on the northeast corner of the lot; it is not the entire site. Mr. Christ noted the applicant also provided a proposed site plan, as well as a minor subdivision request, and further noted the applicant was in the process of completing a traffic count study.

Mr. Christ noted the south side of John Deere Road is primarily commercial land use with the exception of Trinity and stated a B-3 or B-4 rezoning is warranted, noting there is a demand for it. Mr. Christ also noted that any development would be required to meet development standards.

Staff recommends approval.

Commissioner Kelly asked whether the entrance to the lot would be through the current entrance. Mr. Christ confirmed.

Greg Jager, attorney on behalf of Dan Dolan addressed the Commission and noted there were no written objections received with regards to the application. Mr. Jager noted there are sidewalk issues being addressed and noted that easements have been secured with Trinity in case they are necessary. Mr. Jager also indicated a concern has been the number of vehicles that could be stacked on the lot and noted they believe the lot can stack eleven vehicles.

Commissioner Nelson noted the party owner disclosure form was not submitted with its application. Dan Dolan addressed the Commission and stated for the record that he is the sole owner and will be the builder as well. Lorzen Rains on behalf of Dan Dolan also noted the traffic counts report is expected to be finalized next week. Commissioner Kelly inquired whether the traffic count report was for informational purposes only or required. Mr. Christ noted the traffic count report was for informational purposes only.

Motion made by Commissioner Kelly; seconded by Commissioner Puck, to recommend approval to the City Council for the request from Trinity Medical Center, to rezone a 21,873 SF tract of land located at 600 John Deere Road from ORT Office/Research/Technology District to B-4 Highway/Intensive Business District. Motion carried 6-0. Motion approved.

4. Public hearing, PC 17-09 – Public hearing and request from the Moline Plan Commission for rezoning two parcels located at 2423 16th Street and 1535 25th Avenue from R-2 One Family Residence District to NC Neighborhood Center District. (Shawn Christ, Land Development Manager)

Shawn Christ stated PC 17-09, is a request from the Moline Plan Commission for rezoning two parcels located at 2423 16th Street and 1535 25th Avenue from R-2 One Family Residence District to NC Neighborhood Center District and was published in the Dispatch on September 23, 2017 and a notice was sent to its neighbors on September 26, 2017. Mr. Christ stated the staff report, application materials, and all attachments will be entered into the record for this case.

Mr. Christ noted this request was initiated by the Plan Commission in an effort to correct an error on the zoning map. Mr. Christ noted the surrounding properties are zoned residential and commercial and stated he did not believe the rezoning would create an adverse effect.

Staff recommends approval.

Commissioner Kelly asked whether the rezoning is beneficial to the properties in question. Mr. Christ noted they are currently limited with the zoning of their properties. Vice Chairman Fitzsimmons provided an example of how the properties would benefit from a rezoning noting that with the current zoning, the properties in question would not be able to rebuild their business in the event of a fire.

Motion made by Commissioner Wermuth; seconded by Commissioner Nelson, to recommend approval to the City Council to rezone two parcels located at 2423 16th Street and 1535 25th Avenue from R-2 One Family Residence District to NC Neighborhood Center District. Motion carried 6-0. Motion approved.

5. Other business

No other business.

6. Review of upcoming meetings

Mr. Christ stated Express Car Wash is having trouble with its sign at the former Mongolian Grill location and have submitted a Sign Variance application for the October 25, 2017 meeting. Mr. Christ also noted that no applications have been received for the November 8, 2017 meeting to date.

7. Public Comment

No public comment.

8. Adjournment

There being no further business, the meeting adjourned at 4:35 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary