

**PLAN COMMISSION
MINUTES**

Wednesday, October 25, 2017

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

Absent: Mike Crotty, Peter McDermott

Staff: Shawn Christ

Others: Dan Gunsteen

1. Call to Order

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

2. Reading and approval of Minutes – October 11, 2017

Motion made by Commissioner Wermuth; seconded by Commissioner Puck, to approve the minutes for October 11, 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 17-10 – Public hearing and request from Dan Gunsteen, Extreme Clean Carwash and Quad City Enterprises of Moline, LLC, for a variance to the sign code to allow installation of a freestanding sign spaced 65 feet from a neighboring sign, 35 feet closer than allowed in a B-3 zoning district. (Shawn Christ, Land Development Manager)

Shawn Christ stated the public notice for PC 17-10, a request from Dan Gunsteen, Extreme Clean Carwash and Quad City Enterprises of Moline, LLC, for a variance to the sign code to allow installation of a freestanding sign spaced 65 feet from a neighboring sign, 35 feet closer than allowed in a B-3 zoning 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 presented a map to show the distances between projected and existing neighboring signs. The proposed carwash/dog wash sign would be a free standing sign and is planned to be pushed west as much as possible for a distance of 65 ft between the closest neighboring sign. Mr. Christ noted the lot size is small and the existing signs along the corridor are much closer than 65ft without any adverse impact.

Staff recommends approval.

Commissioner Fitzsimmons inquired as to whether or not the distances between the proposed sign and the existing signs would be similar to the previous tenant, Mongolian Grill. It was noted the proposed

sign would be 24ft further from where the Mongolian Grill sign was located. Commissioner Nelson asked whether the sign would be a monument sign. Mr. Christ confirmed.

Dan Gunsteen, the applicant, spoke on the importance of a sign to a business and demonstrated pictures of the proposed sign off of his mobile device. Commissioner Wetzel asked if the sign would be stationed away from power lines. Mr. Gunsteen confirmed.

Motion made by Commissioner Wetzel; seconded by Commissioner Wermuth, to approve a request from Extreme Clean Carwash and Quad City Enterprises of Moline, LLC, for a variance to the sign code to allow installation of a freestanding sign spaced 65 feet from a neighboring sign, 35 feet closer than allowed in a B-3 zoning district. Motion carried 6-0. Motion approved.

4. Development review presentation. (Shawn Christ, Land Development Manager and Ray Forsythe, Planning & Development Director)

Mr. Christ gave an overview presentation of the land development projects in the City for 2017, followed by an economic development summary update presentation by Ray Forsythe. Brief discussion took place amongst the Commissioner with regard to current and future projects and developments within the City.

5. Other business

No other business.

6. Review of upcoming meetings

Mr. Christ stated there is no business planned for the November 8 meeting and recommended cancelation. Mr. Christ also noted there is planned business for the December 13 meeting and also indicated elections would be handled at that meeting.

7. Public Comment

No public comment.

8. Adjournment

There being no further business, the meeting adjourned at 5:36 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary