

**PLAN COMMISSION
MINUTES**

Wednesday, January 17, 2018

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

Absent: John Wetzel, Craig Mack, Peter McDermott, Dennis Kelly, Mike Crotty

Staff: Shawn Christ

Others: Jeff Anderson, Ray Forsythe, Dan McConaghy (Renew Moline), Nick Kalogeresis and Mike Kritzman (The Lakota Group), Carm Senatra

1. Call to Order

Chairman Trevor called the special meeting of the Plan Commission to order at 3:00 pm.

2. Reading and approval of Minutes – January 10, 2018

Due to the lack of a quorum the approval of minutes was postponed.

3. I-74 Corridor Study update and discussion (The Lakota Group)

Consultant Nick Kalogeresis, Vice President and Project Manager at The Lakota Group in Chicago, said his team was here to provide an update on the bridge realignment zone study on behalf of Renew Moline. This continues their efforts from the Moline Centred Plan and Moving Moline Forward Plan they started in 2014.

Mr. Kalogeresis introduced his colleague Mike Kritzman, Senior Associate at The Lakota Group. Mr. Kritzman gave a detailed PowerPoint presentation of the study. He said his team was here to gather input from the city and determine the plan's implementation steps and strategy. They will present concepts and details, build on prior planning work, explore viable land uses and alternatives, establish a community vision, and provide direction and tool for the city's development efforts.

Mr. Kritzman provided a background of the study. The study area specific to the current bridge is 13.5 acres and is on the right side of the new bridge to downtown. The primary study area is 114 acres and secondary study area is 60 acres. His team studied opportunities and constraints and prepared a future land use framework with two concepts for flexible future development. A handout was provided and the concepts were discussed in detail.

The first concept shows 19th Street as an important corridor for pedestrians and bicycles and is the "front door" to the area. It provides a connection to 5th Avenue and increases residential density. There is less emphasis on retail and commercial as you go south from the river. It also includes a 4 acre riverfront park.

The second concept is 19th Street is still critical but more like 5th Avenue in nature. It is a mixed use corridor with office and a smaller 3-acre park with open space.

Mr. Kritzman said the city should expect gas stations and drive-through retail demand for auto-oriented businesses due to the new bridge. The plan presents design standards and guidance for these uses. Other features of the study and future land use plan include possible street vacation, underground parking, and riverfront commercial. The group discussed zoning and if the downtown B-2 district will allow this vision. B-2 may be too open; how can the city incentivize development for this scale and location? Tools may include PUDs, overlay district, or perhaps character areas that are form-based with expedited approvals and incentives.

Commissioners discussed the presentation and recommendations and provided input to the consultants. Following the discussion Chairman Trevor asked if the consultants were looking for any specific action today. Dan McConaghy replied that the consultants and Renew Moline were looking for input only. They will take that information back to the advisory group to further refine and finalize the plan, then bring the plan back to the Plan Commission and the City Council later with the goal to adopt it as part of the Comprehensive Plan.

A community open house was also scheduled for Wednesday, January 17th from 5:30 to 8:00 pm at the Stoney Creek conference center. The consultants would present the planning and land use strategies in an open house format for residents, business and property owners, and local stakeholders. The open house included interactive exhibits and a question-and-answer forum to gather feedback.

4. Review of upcoming meetings

Mr. Christ announced John Wetzel has served on the Plan Commission for 40 years and Mayor Acri has arranged for a recognition and award presentation Tuesday, January 23 at 6 pm at the Committee of the Whole meeting. Commissioners are welcome to attend to show their support.

There will be a regular meeting Wednesday, January 24 to discuss the 6th Avenue Townhomes PUD. There will also be a special meeting February 7 to consider a rezoning application. Mr. Christ said he anticipates the February 14 meeting will be cancelled.

5. Public Comment

No public comment.

6. Adjournment

There being no further business, the meeting adjourned at 4:39 p.m.

Respectfully submitted,

Shawn Christ, Land Development Manager