

**PLAN COMMISSION
MINUTES**

Wednesday, January 24, 2018

Present: Butch Trevor (Chairman), Bill Fitzsimmons (Vice Chairman), Cindy Wermuth, John Wetzel, Craig Mack, Mike Crotty, Alan Hon

Absent: Matt Puck, Peter McDermott, Dennis Kelly, Jeff Nelson

Staff: Shawn Christ

Others: Amy Saunders, Shawn Larson, John Mahon, Loren Rains

1. Administration of oath for new member

Amy Saunders, Deputy City Clerk, swore in Alan Hon as a new member of the Plan Commission.

2. Call to Order

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

3. Reading and approval of Minutes – January 10, 2018 and January 17, 2018.

Motion made by Commissioner Wermuth; seconded by Commissioner Mack, to approve the minutes for January 10, 2018 and January 17, 2018. Motion carried unanimously.

4. Public hearings – PC 17-11 – Public hearing and request from Jim Thompson (owner) and Shawn Larson (applicant) for approval of a Special Use Permit to construct town homes in a B-2 zoning district at 1300-1326 6th Avenue. (*Shawn Christ, Land Development Manager*); PC 17-12 – Public hearing and request from Jim Thompson (owner) and Shawn Larson (applicant) for approval of a Preliminary and Final Planned Unit Development Site in a B-2 zoning district at 1300-1326 6th Avenue (*Shawn Christ, Land Development Manager*)

Shawn Christ stated PC 17-11 and PC 17-12 are for a development project on the 1300 block of 6th Avenue. There is a request for a Special Use Permit as well as a Preliminary and Final Planned Unit Development (PUD). Mr. Christ stated the staff report, application materials, and all attachments will be entered into the record for this case and noted the public notice was published in the Dispatch on November 28, 2017 and notices to the neighbors were mailed out December 1, 2017. Mr. Christ reminded the Commission that these items were continued until today's meeting from the December 13, 2017 meeting.

Mr. Christ displayed a map showing the site location, as well as 3D renderings in color. The development project is for twenty-two townhomes, within a three-story building with each unit containing an attached two car garage. Mr. Christ noted there is one entrance to access all of the townhomes and the applicant is requesting flexibility for the setbacks from the 25ft required, to allow the setbacks to be closer to the street.

Mr. Christ gave an overview of the floorplans, noting the development has an urban/modern feel with cross sloping roofs. Streetscape extends into private property and staff is requesting the developer add streetscaping and decorative lighting that follows Moline's Downtown Streetscape Master Plan. Mr. Christ noted the project is consistent with downtown plans which call for high-density residential uses on this particular site.

Mr. Christ stated the City requires one street tree every 20-30 ft and noted staff is requesting that any street trees in poor health near 13th Street or 14th Street be replaced and a large deciduous tree be planted in the 14th Street boulevard near the southeast corner.

Staff recommends approval of the Special Use Permit for townhomes.

Commissioner Wermuth noted there is utility pole and utility box on the southeast corner of the site near the alley noting it may be a conflict for staff's requirement of a deciduous tree at that location. Mr. Christ noted staff would waive its recommendation in the event of a utility conflict. Discussion took place regarding ADA compliance, maintenance of the concrete wall located on the site, as well as lighting along 6th Avenue. Commissioner Wetzel noted that the decorative lighting requested by staff may not be in compliance with height standards for a state highway (e.g. IL 92/6th Avenue) noting adequacy in street lighting is a factor for traffic accidents. Discussion took place regarding decorative street lighting and Mr. Christ noted the City's goal is to continue to implement Moline's Downtown Streetscape Master Plan throughout the downtown area.

Mr. Christ swore in those persons present who wished to provide testimony.

Shawn Larson addressed the Commission and noted its intent is to develop upper-scale units for college students or young professionals, noting the units will be three-bedroom townhomes with deck areas as an amenity. Mr. Larson noted that he is also currently working with the DBMT on the project and plans to continue the next phase of the development to the next block west of the site to continue the flow of the project.

Discussion took place among the Commission regarding meters, gas and electrical service, as well as trash pick-up and dumpster enclosures.

Staff recommends approval of the Preliminary and Final PUD and rezoning from B-2 to B-2 PUD with four conditions:

1. The developer to coordinate with the engineering division to reconstruct the 6th Avenue streetscape in accordance with Moline's Downtown Streetscape Master Plan, subject to any applicable local or state specifications. This includes new concrete sidewalks with decorative banding, planters, street trees, decorative lighting, and (if necessary) dedication of right-of-way.
2. Any adjoining side street sidewalks in poor condition or misalignment to be replaced.
3. Any adjoining street trees in poor health near 13th Street or 14th Street should be replaced, and one additional large deciduous tree planted in the 14th Street boulevard near the building's southeast corner. Shrubs and perennials should be added along the east and west building walls.
4. To allow flexibility and eliminations of the above conditions upon technical review of the site.

Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to approve a request from Shawn Larson, for a Special Use Permit to construct town homes in a B-2 zoning district at 1300-1326 6th Avenue.

Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to approve a request from Shawn Larson, for a Preliminary and Final Planned Unit Development Site in a B-2 zoning district at 1300-1326 6th Avenue with staff's recommended conditions noting those conditions may change if conflicts arise during technical review of the site. Motion carried 6-0. Motion approved.

5. Other Business

6. Review of upcoming meetings

Mr. Christ stated there is a special meeting planned for February 7, 2018 for a rezoning of 3760 41st Street and noted the February 14, 2018 meeting will be cancelled.

7. Public Comment

No public comment.

8. Adjournment

There being no further business, the meeting adjourned at 5:07 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary