

**PLAN COMMISSION
MINUTES**

Wednesday, March 14, 2018

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

Absent: Matt Puck, Jeff Nelson

Staff: Ray Forsythe, Jeff Anderson

Others: Mike Wendt, Allan Hosach, Brian Harry

1. Call to Order

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

2. Reading and approval of Minutes – February 28, 2018

Motion made by Commissioner Crotty; seconded by Commissioner Kelly, to approve the minutes for February 28, 2018. Motion carried unanimously.

3. PC 18-01 - Public hearing and request from the City of Moline to amend the Zoning and Land Development Code to allow limited sales and services as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District; to modify the Purpose and Intent and the Defining Characteristics of the O-1 District.

Ray Forsythe, Planning & Development Director, stated PC 18-01 is a request from the City of Moline to amend the Zoning and Land Development Code to allow limited sales and services as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District; to modify the Purpose and Intent and the Defining Characteristics of the O-1 District; and to remove in-vehicle sales and service land uses as a special use in the O-1 District and add as a special use in the B-1 District. Mr. Forsythe stated discussion following the public hearing for PC 18-01 was tabled at the last meeting.

The Commission reopened the discussion for PC 18-01, the public hearing remained closed.

Commissioner Fitzsimmons noted the Comprehensive Plan states Avenue of the Cities and John Deere Road should be the commercial areas of the City and the Comprehensive Plan has not been updated to fit the requested amendments to the ORT and O-1 Districts. Commissioner McDermott agreed and stated the request "seemed sloppy." Discussion took place among the Commissioners regarding its alignment with the intent and goals of the Comprehensive Plan. Commissioner Kelly initiated discussion as to whether there were other locations within the City the Commission could anticipate seeing a similar request for.

Mr. Forsythe noted that the Comprehensive Plan is in fact a key component to the future and stated staff is mindful that the entire Comprehensive Plan needs to be reviewed and updated, but noted that an updated to the Comprehensive Plan is a significant undertaking and funds are currently not available

for that task. Mr. Forsythe further noted that Council directed staff to review the O-1 District for any potential amendment recommendations that could be made to the Plan Commission. Mr. Forsythe noted staff has made its recommendations to the Plan Commission and stated it is now up to the Plan Commission to make its recommendation to the City Council based on its consideration of PC 18-01. Additional discussion took place among the Commissioners regarding funding for an update to the Comprehensive Plan and additional discussion regarding PC 18-01.

Motion made by Commissioner Fitzsimmons; seconded by Commissioner Wetzel, to recommend denial to the City Council to allow limited sales and services as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District and to modify the Purpose and Intent and the Defining Characteristics of the O-1 District, noting the request appears to be in conflict with the Comprehensive Plan and difficult for the Plan Commission to justify approval of. Motion to recommend denial carried 8-0. PC 18-01 denied.

Commissioner Wetzel noted that the Plan Commission's recommendation to deny the request to the City Council sounds negative and anti-business but noted the City spent many years creating the Comprehensive Plan as an important tool to follow and the Plan Commission must follow the guidelines and principals that are in place when making its recommendations.

4. PC 18-02 - Public hearing and request from IH Mississippi Valley Credit Union for a special use permit to allow construction of a group development at 2500 River Drive.

Mr. Forsythe stated PC 18-02 is a request from IH Mississippi Valley Credit Union (IH) for a special use permit to allow construction of a group development at 2500 River Drive. Mr. Forsythe stated this is a huge project, noting the City solicited Requests for Proposals for the property and Russell Construction responded with the IH project. Mr. Forsythe stated the City has a Development Agreement in place with the developer and the project is subject to all City processes.

Mr. Forsythe noted the project is a \$24 million dollar, Class A office space, for a group development greater than 50,000 sq ft, with an anticipated 90,000 sq ft building on two lots zoned B-2 which requires a Special Use Permit. Mr. Forsythe noted the site plan shows a single structure but may have future phases for additional buildings. The building conforms to standards of a non-residential structure. Mr. Forsythe displayed the landscape plan, exterior renderings, floor plan, and noted that the project aligns with the intent of the Comprehensive Plan. There are no current structures on the site and a traffic signal will also be part of the development project at the City's request.

Staff recommends approval.

Discussion took place among the Commissioners regarding parking, future phases, and flood areas. Commissioner Fitzsimmons inquired as to whether the flood area included River Drive. Mr. Forsythe confirmed and noted there is an all weather road that would provide continuous access to the site as well as continued access to Western Illinois University in the event of a flood. Commissioner Mack inquired as to whether the parking lot would accommodate the needs of the building in order to avoid use of the parking lot across the street. Mr. Forsythe confirmed the proposed parking lot would accommodate the parking needs of the building.

Mr. Forsythe swore in those persons present wishing to provide testimony.

Allan Hosach, CFO of IH Mississippi Valley Credit Union stated that IH is excited about the project, noting the building also will have two community rooms that will fit approximately 200 people and will spill out into the terrace noting that IH wants to be a part of the community. Commissioner Fitzsimmons asked if the building will include a drive-thru or ATM. Mr. Hosach confirmed the building will include an ATM on the west side of the building. Commissioner Wermuth asked if the IH building on Avenue of the Cities would remain staffed. Mr. Hosach stated the building has been sold to a third party and the staff will relocate to the new building upon completion. Mr. Hosach also noted the parking lot will have 290 parking spaces, and phase II would be a building on top of a parking structure for additional parking needs. Mr. Hosach further noted the property is raised and is above the 500 year flood plain and will also have a retention pond. Commissioner Wetzel thanked IH for staying in Moline.

Motion made by Commissioner Wetzel; seconded by Commissioner McDermott, to approve a request from IH Mississippi Valley Credit Union for a special use permit to allow construction of a group development at 2500 River Drive. Motion carried 8-0. Motion approved.

5. Other Business

Mr. Forsythe noted there is no other business. Jeff Anderson stated that last month staff began its review of the Comprehensive Plan are about 30-40% through. He anticipates about another month to complete the exercise. Commissioner Fitzsimmons requested an update to the Avenue of the Cities Plan. Mr. Anderson stated a consultant has been selected and the Plan should be completed by the end of the year. Alexandra Elias, new CEO/President of Renew Moline introduced herself to the Commission and gave a brief history of her background and ties to the Quad Cities.

6. Public Comment

No public comment.

7. Adjournment

There being no further business, the meeting adjourned at 4:49 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary