

**PLAN COMMISSION
MINUTES**

Wednesday, May 9, 2018

Present: Butch Trevor (Chairman), Bill Fitzsimmons (Vice Chairman), John Wetzel, Mike Crotty, Peter McDermott, Cindy Wermuth, Craig Mack, Matt Puck

Absent: Jeff Nelson, Alan Hon, Dennis Kelly,

Staff: Shawn Christ, Maureen Riggs

Others: Pat McCallaster, Tom Ferguson

1. Call to Order

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

Shawn Christ, Land Development Manager, informed the Commissioners the order of business as presented on the Agenda was being altered.

2. Other business

Maureen Riggs, City Attorney, gave a brief presentation regarding ex parte communications, Rules of Conduct and potential conflicts.

3. New Business

a. Discussion: Concept Plan for electronic message center sign at Logan Elementary School (Shawn Christ, Land Development Manager)

Mr. Christ informed the Commission that Logan Elementary School is interested in installing a building mounted sign on the south facing wall of the School in order to convey information to parents. Mr. Christ stated the School initially wanted a sign that was 100% electrical but Moline requires at least a portion of the sign to be static. The sign would be approximately 115ft from the perimeter fence, therefore, the School would like to install a sign that is larger than what is allowed in the School's zoning district. Mr. Christ noted that Wilson Middle School and Hamilton Elementary School both have larger signs but are not in residential zoning districts, they are in the 0-1 (Office) zoning district which allow larger signs. Brief discussion took place regarding limiting operating hours for the sign, potential to dim the signs brightness, and the sturdiness of the sign. Mr. Christ reminded the Commissioners that their feedback is non-binding.

Pat McCallaster, a representative of the sign company, addressed the Commission and confirmed the sign is programmable to operate only during certain hours, is equipped to self-dim or toggle and is durable but also designed with individual panels in order to facilitate repairs.

Tom Ferguson, Principal of Logan Elementary School, stated the dynamic sign is to communicate with parents. Mr. Ferguson stated a freestanding sign was explored but they did not feel it would be a good fit, adding the School will be “super respectful” to the neighborhood. Mr. Ferguson explained the School will be holding fundraisers in order to purchase the sign and is looking for the best option to move forward.

Commissioner Fitzsimmons stated he did not favor a code amendment, and suggested that the School apply for a sign variance. Commissioner Wetzel agreed.

4. Reading and approval of Minutes – April 25, 2018

Motion made by Commissioner McDermott; seconded by Commissioner Puck, to approve the minutes for April 11, 2018. Motion carried unanimously.

5. Old Business

- a. Discussion (continued): land use amendments to Chapter 35 (Shawn Christ, Land Development Manager)**
 - i. Yoga studio and similar uses in I-1 district**
 - ii. Tiny homes / multigenerational accessory housing / short-term rentals**
 - iii. Detached garage size allowances**
 - iv. Building heights in R-4 and R-6 districts**

Mr. Christ requested to postpone discussions on tiny homes/multigenerational accessory housing/short-term rentals in order to explore current housing trends. Permission was granted. Mr. Christ briefly discussed yoga studios and similar uses in I-1 district noting the zoning code amendment to I-1 would be presented at the next meeting, detached garage size allowances, and building heights in R-4 and R-6 districts was also discussed. Mr. Christ also displayed a chart comparing Moline’s building height standards in R-4 and R-6 in comparison to surrounding cities. Commissioner Fitzsimmons noted the Commission could spend hours discussing their opinions but did not feel as though the Code should be changed at this time. Mr. Christ also made note that Moline is very comparable to its neighboring cities.

Mr. Christ also informed the Commission that he reached out to the Public Works Department to inquire about gravel driveways in new construction homes. Mr. Christ stated that gravel driveways are not being seen in new construction but rather are an option for existing homeowners who wish to have additional parking at a lower cost than concrete. The Public Works Department is also not seeing any issues with gravel driveways on the roads or with stormwater.

6. Other business

Mr. Christ reminded the Commissioners that APA Training starts May 10, 2018 at 4:45pm at the Moline Public Library. The Commissioners were also reminded that a concept plan is a good tool for developers and Alderman Wendt would like to see it used more. Commissioner Fitzsimmons noted there are some negative connotations to utilizing a concept plan.

Mr. Christ also informed the Commissioners the zoning code amendment previously taken to Council was denied.

7. Review upcoming meeting

Mr. Christ stated the next meeting will have two public hearings. One regarding sidewalks and the other regarding indoor entertainment in the I-1 district.

8. Public comment

Commissioner McDermott informed the Commissioners there is a fundraiser taking place on May 19 for Prospect Park and encouraged the Commissioners to attend.

9. Adjourn

There being no further business, the meeting adjourned at 5:28 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary