

**PLAN COMMISSION
MINUTES**

Wednesday, May 23, 2018

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

Absent: Jeff Nelson, Alan Hon, Dennis Kelly, John Wetzel, Matt Puck

Staff: Shawn Christ, Scott Hinton

Others: Aldermen Mike Wendt

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. New Business

- a. PC 18-03 – Public Hearing and request from the City of Moline to amend the zoning and Land Development Code to revise the minimum width and placement standards for sidewalks. (Shawn Christ, Land Development Manager and Scott Hinton, City Engineer)**

Shawn Christ stated PC 18-03 is a public hearing and request from the City of Moline to amend the Zoning and Land Development Code to revise the minimum width and placement standards for sidewalks. 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 May 6, 2018.

Scott Hinton, City Engineer, stated sidewalks have become a big priority and by way of the Capital Improvement Program, the City is working to install missing links for connectivity. Council noted that in areas where 4ft sidewalks exist, a 5ft sidewalk did not have to be installed for the missing portion. Mr. Hinton noted that currently the way the Code reads, the minimum standard is 4ft, however, if you are tying into an 8ft sidewalk, the City would need to install an 8ft sidewalk, therefore staff is asking for a recommendation to amend the Code.

Commissioner Wermuth asked if the overlay work will include ADA ramps. Mr. Hinton stated it does not, but noted that the City has a \$50,000 budget specifically for updating and/or installing new ramps. Commissioner Fitzsimmons requested clarification and asked if new sidewalks connecting to a 4ft sidewalk would also be 4ft. Mr. Hinton confirmed. Additional discussion took place regarding complete tear outs and cost savings. Mr. Hinton also noted staff is suggesting text be added to clarify new infill shall in no case be greater than 5 ft.

Motion made by Commissioner Wermuth; seconded by Commissioner Fitzsimmons, to recommend to City Council to amend the Zoning and Land Development Code to revise the minimum width and

placement standards for sidewalks adding the text “whichever is greater but not greater than 5ft” to the proposed amendment. Motion carried 5-0. Motion approved.

- b. PC 18-04 – Public Hearing and request from the City of Moline to amend the Zoning and Land Development Code to allow Indoor Entertainment land uses as a special use in the I-1 Light Industrial Zoning District. (Shawn Christ, Land Development Manager)**

Mr. Christ stated PC 18-04 is a public hearing and request from the City of Moline to amend the Zoning and Land Development Code to allow Indoor Entertainment land uses as a special use in the I-1 Light Industrial Zoning District. 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 May 6, 2018.

Mr. Christ stated Commissioner McDermott had presented a concept plan to the Commission and sought direction for a yoga studio within the I-1 District. The Commission recommended a City initiated text amendment to the Code, the amendment will allow yoga studios as well as other things within the I-1 District. Brief discussion took place among the Commissioners.

Motion made by Commissioner Mack; seconded by Commissioner Fitzsimmons, to recommend to City Council to amend the Zoning and Land Development Code to allow Indoor Entertainment land uses as a special use in the I-1 Light Industrial Zoning District. Motion carried 5-0. Motion approved.

3. Reading and approval of Minutes – May 9, 2018

Motion made by Commissioner Wermuth; seconded by Commissioner McDermott, to approve the minutes for May 9, 2018. Motion carried unanimously.

4. Other business

Mr. Christ thanked the Commissioners who attended the APA training.

5. Review upcoming meeting

Mr. Christ noted there are no applications for June 13. Chairman Butch recommends cancelling the meeting. Alderman Mike Wendt requests clarification for canceling the meeting. Staff provides an update to Alderman Wendt as to staff’s review of the Code and the Comprehensive Plan as well as their plans to move forward with review. Mr. Christ stated a couple applications are expected for June 27.

6. Public comment

None.

7. Adjourn

There being no further business, the meeting adjourned at 4:32 p.m.

Respectfully submitted,
Anamaria Vera, Administrative Secretary