

City of Moline

PLAN COMMISSION

Wednesday, April 10, 2019
4:00 p.m.
Council Chambers, 619 16th Street

AGENDA

1. Call to order
2. Approval of minutes
3. New business
 - a. Solar Panel Text Amendment
4. Old business
 - a. None
5. Public comment
6. Adjourn

Any person with disabilities who wishes to attend the meeting who requires a special accommodation or any other person requiring a special accommodation in attending the meeting should notify Ryan Berger, Department of Planning & Development, 524-2030.

PLAN COMMISSION MINUTES

Wednesday, March 27, 2019

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

Absent: Alan Hon, Jeff Nelson

Staff: Ryan Berger, Jeff Anderson

Others: Shawn Larson Sue Halligan, Andrew Dasso

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:05 p.m.

2. Approval of the Minutes – February 27, 2019

Commissioner Trevor made a motion to approve the minutes for the January 23, 2019 meeting. Commissioner Wermuth seconded the motion and the minutes were unanimously approved.

3. New Business

Mr. Berger swore-in those present who expressed interest in providing testimony for the scheduled public hearings.

a. **PC 19-02 Special use Permit at 1806 15th Street to allow in –vehicle sales and service in the Neighborhood Center (NC) District**

Mr. Berger referred the Plan Commission members to the staff report that was included within the agenda packet. Mr. Berger reviewed the proposal and acknowledged that the applicant's proposal meets City standards and that the Engineering Division had reviewed and approved the site layout. Mr. Berger reviewed the site plan, elevations, landscaping, and other related elements.

Commissioner Wermuth asked about the functionality of circulation and access in regards to the drive-through and walk-up counter. Mr. Berger explained how site circulation would function.

Chairman Fitzsimmons asked if sufficient vehicle stacking capacity was incorporated into the site layout. The project contractor, Shawn Larson, explained how stacking and parking would operate. Commissioner Wetzel asked if there would be vehicular conflicts with south-bound traffic on 15th Street Place based on the distance to the intersection. Mr. Berger responded with information related to the Engineering Division's review of the plans.

Several Commissioners voiced questions related to compliance with the Fire Code, Building Code (foundation and new concrete on-site), and sewer and water utility connections. Mr. Larson responded to each of the above.

Commissioner Mack asked where employee parking would be located. Mr. Larson responded that employees will park on 16th Street and in the nearby City-owned parking lot.

Sue Halligan, of 1805 16th Street, asked about the impact to property values from the proposed development and about the impact of lighting on neighboring properties. Mr. Berger stated that the photometric plan met City standards. Mr. Berger also identified the subject properties zoning designation. Ms. Halligan stated that she thought the proposed development was a neat idea.

Being no further testimony, the hearing was closed.

Consideration: PC 19-02

Commissioner Wetzel motioned to approve the Special Use Permit as proposed. The motion was seconded by Commissioner Wermuth and unanimously approved.

b. PC 19-03 Special Use Permit at 6920 27th Street to allow a Group Development use for a commercial building larger than 50,000 gross square feet of floor area.

Mr. Berger referred the Plan Commission members to the staff report that was included within the agenda packet. Mr. Berger reviewed the proposal with the Commission and stated that the proposal meets the Code's criteria for a Group Development as well as the landscaping requirements.

Commissioner Wetzel asked if the QC Airport had been informed and consented to the proposed development project. Andrew Dasso, the project's architect, stated that the developer has submitted the appropriate paperwork to the FAA and received approval. Commissioner McDermott asked about the development time frame. Mr. Dasso said that the project will hopefully be underway this spring, but he also acknowledged that they are currently working on a request to IDOT for access to 69th Avenue.

Commissioner Wetzel asked about the status of incorporating sidewalk connections into the development plans. Mr. Berger stated that the developer is working with the Airport to facilitate connections with the Airport. Commissioner Wetzel expressed concern about establishing sidewalk connections in proximity to the development site. Mr. Berger stated that there are no plans at this time to expand the sidewalk network with new sidewalk installations. Chairman Fitzsimmons indicated that the motion or the minutes should reflect that the Commission discussed the issue of sidewalks and site connectivity.

Consideration: PC 19-03

Commissioner Wetzel made a motion to approve the request for a Special Use Permit (Group Development) with the minutes reflecting the Commission's discussion of sidewalks and connectivity. Mr. McDermott seconded the motion and the motion was unanimously approved.

4. Old Business

a. Solar Panel code discussion

Mr. Berger handed out a Solar Panel Zoning Code text amendment proposal for the Commission to review. Mr. Berger reviewed the proposed changes to the Code with the Commission. Mr. Berger went on to state that he had met with the Moline Historic Preservation Commission and reviewed the changes in relation to Historic Districts and Landmark properties.

There was general discussion on whether to notify the power company when solar panels are installed at a property. Mr. Berger stated that he would look into this suggestion and obtain additional information on the matter for the Commission. Mr. Berger stated that he is looking for comments on the proposal and that a public hearing will be held for the proposed amendment at the Plan Commission's next meeting in two weeks.

6. Public Comment

There was no public comment.

7. Adjourn

Being no further business the meeting was adjourned at 4:55 p.m.

Respectfully submitted,

Jeff Anderson, AICP, City Planner
Recording Secretary Pro Tem

Solar Panel Text Amendment

Summary of Text Amendment Changes

- **Current code did not allow panels to be visible from any adjacent streets.**
 - Text amendment allows panels to be visible from the street but solar radiation or glare cannot be directed onto nearby properties or roadways. All access would need to be screened from the public rights of way.
- **Current code does not discuss flat roof mounted systems.**
 - Text amendment regulates maximum height of panels on flat roof mounted systems.
- **Current code requires a Special Use permit for all solar panels in a historic district (downtown).**
 - Text amendment removes requirement and add protections for historic properties regarding proper solar panel placement using Secretary of the Interior Standards for Rehabilitation guidelines directly into the code.
- **Current code requires notice to the local electric company and submitting a net metering agreement.**
 - Text amendment removes requirement. All relevant building code requirements still apply.
- **Current code only allows freestanding systems behind the principle structure, opposite the street, or in the rear yard.**
 - Text amendment allows freestanding systems in the front yard 6' from the property line with a 4' maximum height.
- **Current code setbacks for freestanding systems followed structure setbacks established in Article 3.**
 - Text amendment changes setbacks for freestanding systems to 6' from all property lines.

SEC. 35-3415. ACCESSORY TRANSPORTATION AND UTILITY LAND USES.

Transportation and utility accessory uses are those which are incidental and subordinate to, and serving, the principal use. Generally, any principle transportation and utility use permitted by right within the applicable zoning district may, upon review and approval of the zoning administrator, be permitted as an accessory use. Transportation and utility uses that require special use approval as a principal use in the applicable zoning district shall also require special use approval prior to establishment as an accessory use.

New Code Section Inserted Here:

Additionally, the City of Moline wishes to allow the safe, effective, and efficient use of renewable energy systems which will reduce pollution and dependence on nonrenewable energy resources. The following provide specific standards for accessory utility uses permitted by right or by special use permit within the applicable zoning districts.

Move to Definition Section of the Code

BUILDING MOUNTED SOLAR SYSTEMS. *Description: An assembly of components which captures radiant energy from the sun to provide heat, electricity, or other usable form of converted energy to onsite buildings and structures. Attached solar energy systems typically consist of an array of solar cells, photovoltaic panels, and/or thermal collectors mounted to a building, and also include inverters, batteries, and interconnection wiring.*

FREESTANDING SOLAR SYSTEMS. *Description: An assembly of components which captures radiant energy from the sun to provide heat, electricity, or other usable form of converted energy to onsite buildings and structures. Freestanding solar energy systems typically consist of an array of solar cells, photovoltaic panels, and/or thermal collectors mounted to the ground or a pole or similar support structure, or a minor accessory structure, and also include inverters, batteries, and interconnection wiring. This description shall exclude solar panels on lawful traffic control equipment and also exclude solar panels up to 18 square feet in size on standalone devices such as signs, lighting, security equipment, or emergency telephones, provided that such devices comply with all other applicable codes and regulations.*

GENERAL.

1. A solar panel may be building mounted or freestanding.
2. Solar panels must be placed so that concentrated solar radiation or glare is not directed onto nearby properties or roadways. All solar access visible from public rights of way should meet the requirements of mechanical equipment screening at Sec. 35-5502.

BUILDING MOUNTED SOLAR SYSTEMS.

1. Panels shall be mounted on the roof or a wall of a principal or major accessory structure.
2. On pitched roof buildings, the maximum height of a roof mounted solar panel may rise is 18 inches unless demonstrated to the Zoning Administrator, that the proposed installation will integrate into the design of the building.
3. On flat roofed buildings up to 40 feet in height, the roof-mounted solar panel system is limited to a maximum height of six feet above the surface of the roof. On flat roofed buildings over 40 feet in height, the roof-mounted solar panel system is limited to 15 feet above the height of such structure. Roof-mounted solar energy systems are excluded from the calculation of building height.
4. Wall-mounted solar panels may project up to 2.5 feet from a building façade and must be integrated into the structure as an architectural feature.

FREE STANDING SOLAR SYSTEMS.

1. In residential zoning districts, shall be limited to one (1) system per lot with a maximum array size of 240 square feet.
2. In non-residential and resource zoning districts multiple systems are allowed. Minimum landscaping surface ratio requirements from Table 35-3301.1 apply.
3. 6 'from any property line. 4' maximum height in front yard. 10 'maximum height in year yard.
4. Shall be secured from climbing and unauthorized access.

SYSTEMS LOCATED IN HISTORIC DISTRICT / LOCALLY DESIGNATED LANDMARKS

1. On pitched roof buildings located in a Historic District roof mounted solar panels shall be flush mounted and not alter the slope of the roof.
2. Panels should be positioned on rear slopes not visible to the public right-of-way.
3. Panels should be positions behind existing architectural features such as parapets, dormers, and chimneys to limit their visibility.
4. Solar panels and mounting systems should use compatible colors to established roof materials.
5. Panels on flat roofs should remain unseen from the public right-of-way.

