

City of Moline

PLAN COMMISSION

Wednesday, June 12, 2019
4:00 p.m.
Council Chambers, 619 16th Street

AGENDA

1. Call to order
2. Approval of minutes
3. New business
 - a. Fairfield Inn discussion - requested modification to previously approved Special Use Permit PC-03
4. Old business
 - a. Code change discussion
 - i. Building height measurements
 - ii. Fences
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, May 22, 2019

Present: Bill Fitzsimmons (Chairman), Mike Crotty, Jeff Nelson, Butch Trevor, Cindy Wermuth, John Wetzel

Absent: Peter McDermott, Dennis Kelly, Craig Mack

Staff: Ryan Berger, Jeff Anderson

Others: Alex Elias, Alderman Wendt

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:06 PM.

2. Reading and approval of Minutes – April 10, 2019 and May 8, 2019

Motion made by Commissioner Wetzel to approve April 10 and May 8 minutes. Motion seconded by Commissioner Wermuth. Motion carried unanimously.

3. Presentations

I-74 Realignment Zone Study (Jeff Anderson, City Planner & Alex Elias, Renew Moline)

Wetzel asked if the plan is ready to be used as a marketing piece for redevelopment. Anderson and Elias responded that the study is more inspirational and aspirational in nature and that future steps would be additional renderings that are focus on the street level of the proposal for marketing purposes. Wetzel also asked if there is flexibility in the plan. Anderson and Elias responded affirmatively. Trevor asked how or if acquisitions of land would be taking place. Anderson and Elias responded that the City is working with partners to access possible purchases. There are also efforts to work though the IDOT process of obtaining public land.

Wetzel made a motion to recommend to City Council the adoption of the I-74 study as a policy and development guide. Trevor seconded and the motion unanimously passed.

4. New Business

Public Hearing – Special Use Permit to allow for and expansion of a nonconforming use building located at 201 48th Street (Ryan Berger, Land Development Manager)

Berger presented the case to the Plan Commission. Wetzel and Nelson had questions about the proposed 10' landscaping buffer related to the width and the height of the building and if it would be substantial enough to cover the building.

The Chair closed the public hearing. Nelson made a motion to approve the expansion of the nonconforming use and building with a 10' landscaping buffer condition. Wermuth seconded and the motion unanimously passed.

5. Other business

Residential Accessory Building – Zoning Code Review (Ryan Berger, Land Development Manager)

Berger continued the accessory structure discussion. The commission recommended setting a public hearing for the June 26th Plan Commission meeting to include a building lot coverage percentage in the code.

6. Review upcoming meeting

No upcoming business.

7. Public comment

None.

8. Adjourn

There being no further business, the meeting adjourned at 5:20 PM.

Respectfully submitted,
Silas Metternick-Jones, Planning & Development Assistant
Recording Secretary Pro Tem