

City of Moline

PLAN COMMISSION

Wednesday, June 26, 2019

4:00 p.m.

Council Chambers, 619 16th Street

AGENDA

1. Call to order
2. Approval of minutes
3. New business
 - a. Avenue of the Cities Corridor Plan Presentation – Jeff Anderson
 - b. Accessory Structure Code Change Public Hearing
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, June 12, 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 4:00 PM.

2. Reading and approval of Minutes

Motion made by Commissioner Wetzel to approve the May 22 minutes. Motion seconded by Commissioner Wermuth. Motion carried unanimously.

3. New Business

Fairfield Inn Discussion (Ryan Berger, Land Development Manager)

Berger explained to the commission that the developer has proposed changes to the site plan previously approved under Special User Permit PC-03. The hotel will now have an additional 46 rooms adding 23,241 square feet to the originally approved plan of 67,000 for a new total size of 90,241. Berger added that a public hearing will be held July 10th and that only hard costs associated with the new public notice requirements will be charged as opposed to a completely new application fee.

4. Old Business

Code Change Discussion – Building Height Measurements (Ryan Berger, Land Development Manager)

Berger presented to the Commission discussing how building height is currently measured in the code and offered a simpler solution based on the average of each wall height. The Commission recommended to bring the code changes forward to the Plan Commission Meeting as a public hearing set at a future date.

Code Change Discussion – Fences (Ryan Berger, Land Development Manager)

Berger presented some discussion items related to fences. Currently the City does not require a permit for a fence which has led to disconnect between the people building fences and the City regulations. Building is based off of what people see in their neighborhood and many of those fences are not in compliance or are grandfathered in. Berger suggested to the Commission that permits for fences start and the Commission agreed. Other issues discussed include previous Planning Department brochures that told residents to build their fence 1' from the property line creating a 2' "no man's land". This practice is also not actually in the code. Moving forward fences will be built on property lines as identified in the code.

The Planning Commission also suggested permitting a 6' tall fence in the side street side yard of corner lots. The fence could taper down to 3.5' once it reaches the front yard. Additional information regarding a code future code change will be discussed at a future date.

5. Public comment

None.

6. Adjourn

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

Respectfully submitted,
Ryan Berger
Land Development Manager



MEMORANDUM

TO: Moline Plan Commission

FROM: Jeff Anderson, AICP, City Planner

DATE: June 21, 2019

SUBJECT: Avenue of the Cities Corridor Plan – Draft Plan Presentation

Please find the following ftp address: ftp://ftp.moline.il.us/Planning/AOC_Draft_Plan/. This ftp link will allow you to access and download the Avenue of the Cities Corridor Plan (Draft Plan) which will be presented to the Moline Plan Commission at your Wednesday, June 26, 2019 meeting. Our consulting team's project coordinator, Lesley Roth of Ratio Architects, Inc., will lead the presentation.

A public hearing will be scheduled in July for the Plan Commission to consider a recommendation to City Council that the City's Official Comprehensive Plan be amended to include the Avenue of the Cities Corridor Plan as an element of the Comprehensive Plan. Once the Plan Commission has completed their public hearing and consideration, the Plan will be reviewed and considered for adoption by the Moline City Council.

I appreciate your willingness to participate in the development of this plan through the public workshops, stakeholder interviews, and related discussions and exercises. Your support for this important project has certainly strengthened the quality of the overall effort. Please do not hesitate to contact me should you have any questions regarding this matter. Again, thank you for your assistance and participation.

Draft Proposed Text Amendment

(b) **MAJOR ACCESSORY STRUCTURES.** Table 35-3201.2 lists the bulk standards for major accessory structures in all Residential and Resource Districts. In general, major accessory structures are those that exceed 120 square feet in area and that are not otherwise defined as principal or minor accessory structures. No major accessory structure can have more lot coverage than the principle structure. Multiple structures are permitted.

(1) **Terms.** Please see Sec. 35-3106 for an explanation of the terms used on Table 35-3201.2.

(2) **Exceptions.** Please see Sec. 35-3108 for exceptions to the bulk standards on Table 35-3201.2.

Table 35-3201.2.

Residential and Resource Districts

Major Accessory Structure Bulk Standards ⁽¹⁾

Zoning District	Maximum Lot Coverage ⁽²⁾	Minimum Yard Setbacks (feet)				Minimum Onsite Building Separation (ft) ⁽⁴⁾	Maximum Height (ft.)
		Front ⁽⁶⁾	Single Side ⁽³⁾	Sum Sides ⁽³⁾	Rear		
R-2	Coverage of principal structure or 30% of rear yard setback, whichever is less	25	3	25% lot width	5	6	15
R-4	Coverage of principal structure or 30% of rear yard setback, whichever is less	25	3	25% lot width	5	6	15
R-6	Coverage of principal structure or 30% of rear yard setback, whichever is less	20	3	25% lot width	5	6	15
R-7 ⁽⁵⁾	Coverage of principal structure or 30% of rear yard setback, whichever is less	20	3	25% lot width	5	6	15

(See Chapter 19 of the Moline Code of Ordinances)

C-2	10,000 sq. ft.	40	15	30	15	20	35
AG-2	10,000 sq. ft.	40	15	30	15	20	35

Footnotes:

(1) The Zoning Administrator, Building Official or Fire Marshall may increase any of the standards and/or impose additional restrictions on any major accessory structure as may be necessary to comply with other codes and/or to protect the health and safety of persons on the subject property or adjoining properties.

~~(2) Does not apply to swimming pools or recreation surfaces.~~

(3) Major accessory structures must be located behind the rear building line of the principal structure or must meet the principle structure side setbacks.

(4) One major accessory structure may be connected to the principle structure with a breezeway that is: covered but has no walls; is less than 6 feet in width; and complies with all other major accessory structure standards and requirements.

(5) For mobile home parks, the standards in Chapter 19 of the Moline Code of Ordinances shall apply. The standards shown on this table apply to all other land uses.

(6) The required front yard setbacks apply to all sides of a corner lot that have street frontage. (See Section 35-3108 for exceptions)

Dimensions in bold indicate difference between requirements of Moline Land Development Code and ILQC Unified Zoning Code.

Standards that are shaded are those not included in Unified Code.

(Ord. No. 3008-2009; Table 35-3201.2 amended by inserting footnote (6) to Minimum Yard Setbacks, "Front;" 03/24/09)

Table XXXX.

Residential and Resource Districts

Building Lot Coverage (1)

<u>Zoning District</u>	<u>% of Lot Coverage</u>
<u>R-2</u>	<u>35%</u>
<u>R-4</u>	<u>35%</u>
<u>R-6</u>	<u>40%</u>
<u>R-7</u>	<u>40%</u>

(1) Includes principle and all major and minor accessory structure square footage.

Does not apply to swimming pools.