

City of Moline

Plan Commission

Wednesday, March 11, 2020

4:00 p.m.

Council Chambers, 619 16th Street

AGENDA

1. Call to Order
2. Approval of minutes
3. New Business
 - a. None
4. Old Business
 - a. Fence discussion
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, February 26, 2020

Present: Bill Fitzsimmons, Jeff Nelson, Victoria Graves, John Wetzel, Cindy Wermuth, Butch Trevor

Absent: Mike Crotty, Craig Mack, Peter McDermott, Dennis Kelly, Ashley Pankey

Staff: Ryan Berger, Jeff Anderson

Others: Aaron Freeman, Josh Rudolph

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:01 PM.

2. Approval of minutes

Motion made by Commissioner Trevor; seconded by Commissioner Graves, to approve the minutes from February 12, 2020. Motion carried unanimously.

3. New business

- a. Public Hearing – PC 20-02 request to rezone one parcel at 5000 Avenue of the Cities from B-3 (PUD Community Business District) to B-4 (Highway/Intensive Business District).**

Chairman Fitzsimmons opened the Public Hearing.

Mr. Berger explained that 5000 Avenue of the Cities is currently the vacant Kmart and is zoned B-3. Under current B-3 zoning outdoor storage is permitted within the Sales and Services, Outdoor display land use. The site currently has moving trucks and the applicant is proposing to add indoor storage units inside of the building. There will also be outdoor storage facilities in the parking lot in the future. The use of the previous Kmart site, functioning as “big box commercial,” is very similar to other properties in the City of Moline that are already zoned B-4. Also, Avenue of the Cities used to be within IDOT Highway jurisdiction and still is in other neighboring communities. Mr. Berger did some research on the size of the site and the average site zoned B-3 is one acre. Typically, B-4 zoned sites are much larger, like this site. This site is 11 acres, whereas other B-4 zoned sites are three acres. That makes it more conducive to B-4 zoning. There was a recent Avenue of the Cities Corridor Plan that was done and within that plan, there is a specific site concept for this area. Mr. Berger met and worked with U-Haul to incorporate what is happening in the Avenue of the Cities Corridor Plan to this site. Some of the things added were providing additional outlots in the front facing Avenue of the Cities so it was

conducive to the environment. They plan on including a bike repair station in the front for the mix of walkability and pedestrian access.

Mr. Berger answered Commission questions. The entire property would be rezoned and the lots in the front would be subdivided for other businesses to buy or lease. The Commission had concerns that this site could be commercially redeveloped and is one of the few retail opportunities left. Mr. Berger explained that some of the neighbors that contacted him were confused as B-3 zoning allows outdoor storage which is intense but the B-4 zoning is what allows indoor storage. To the neighbors, visually there is not a change in impact. The site plan and landscaping is up to the staff for approval but U-Haul will be taking out pieces of the parking lot to add additional tree islands and the new proposed storage units would have to follow building separation standards and use special building materials.

Aaron Freeman, U-Haul Marketing Company President of Illinois, addressed the Commission requesting approval of U-Haul's rezoning application for 5000 Avenue of the Cities. U-Haul is asking for consideration for the zoning change from B-3 to B-4. Currently, U-Haul is within the zoning guidelines for truck sharing and outdoor storage but would like to add indoor storage. They are looking to bring business to area and have been since 1945. The front portion of the property is intended to be leased to businesses to compliment the shared vision. U-Haul is proposing storage, retail sales with vehicle accessories, cargo management, moving supplies and equipment sharing to serve the community. Allowing the zoning change will provide economic activity and employment opportunities. This business strategy harmonizes directly with the adjacent properties and mixed zoning providing an excellent buffer between residential and commercial zones as it is subtle, quiet and the use generates very little traffic. This temperature controlled state of the art facility will include a security monitoring system that has individually alarmed rooms that will alarm and deter offensive behavior on the property. It will be the first ADA compliant storage facility in Moline. Mr. Freeman noted that he visited the neighboring businesses and homes in the area and they welcomed the idea to the community.

Mr. Freeman answered Commission questions regarding jobs that would be added, hours of operation, afterhours access to the facility and comparable facilities in Rock Island and Peoria. U-Haul strives to take the City's taste and vision into consideration along with U-Haul's to find the perfect blend. In Peoria, U-Haul received the beautification award.

Chairman Fitzsimmons reminded the Commission that the site plan and landscaping is up to the staff to approve. The Commission's decision is whether they want to rezone the property to B-4 or leave as B-3.

Mr. Berger presented the zoning map per the Commission's request. They noted the closest B-4 zoned property is on John Deere Road.

Josh Rudolph of 2312 48th Street explained that he owns most of the property that runs along the fence line of 5000 Avenue of the Cities. His concerns were the access off of 48th Street, traffic increase with additional businesses, the rezoning effect on property taxes and property valuations and current water runoff from 5000 Avenue of the Cities.

The Commission asked Mr. Rudolph some questions on traffic which has decreased. Also, litter issues have decreased.

Chairman Fitzsimmons closed the Public Hearing.

The Commission discussed the responsibility it has to support the Comprehensive Plan which was updated to incorporate the Avenue of the Cities Corridor Plan. The Commission would need to take into account the plan and the compatibility of the rezoning request in its decision.

Motion made by Commissioner Wetzel; seconded by Commissioner Wermuth, to recommend approval of the PC 20-02 rezoning request to the City Council with recommendation of approval. Motion carried on roll call with the following vote: ayes: Commissioners Wetzel, Wermuth and Trevor; nays: Commissioners Graves and Nelson.

b. Fence discussion

Mr. Berger opened the fence discussion with the goal to finalize some language for the code change to move on to the public hearing. His discussion points were: material requirements for certain road types, corner lots and fence height requirements, chain link materials and zoning process for fences.

Material requirements for certain road types – Mr. Berger presented the Future Land Use Map and the Bi-State Transportation Plan Map to illustrate the various road types for the Commission to visualize what type of fence requirements they propose. The Commission's consensus was to eliminate chain link fences in the front yard of all properties.

Zoning process for fences – Mr. Berger discussed having a permit required to put up a fence in order to regulate material, height and location. The Commission discussed and is interested in requiring a fence permit without fees and having the ability for online submission. Fees may be added in the future depending on the amount of administrative work required.

Chain link materials – Mr. Berger explained that the code states that all wire (including chain link) fences located in front of the principal structure must be screened from view. The Commission discussed and is interested in removing chain link fences from the code for the front yard. They felt that landscaping could be used as screening material and is difficult to regulate.

Corner lots and fence height requirements – Mr. Berger explained that the Commission had discussed allowing 6' fences on corner lots for the side and back of the property. Currently, most requested variances are for fences. The Commission discussed and feels that corner lot issues should be left up to the Zoning Hearing Officer to keep on a case by case basis.

4. Old business

Mr. Anderson explained that previously he had discussed with the Commission two grants that staff is applying for. One is to the Illinois Department of Natural Resources (DNR) for an extension and implementation of the Moline Bikeways Route Map and the City of Moline's Official Comprehensive Plan for Pedestrian Bicycle Network. Mayor and Council asked staff to submit an application for a two-way bike path that would be constructed from approximately 52nd Avenue up to the main entrance of the Unity Point medical center's main entrance along the west side of 7th Street for a distance of approximately 1,250 feet. This segment of the 7th Street Bicycle Path Corridor that would connect the West Rock River Bridge/52nd Avenue trail with the John Deere Road and 7th Street area. The proposed trail would complete a missing link in this corridor and it would connect to a soon-to-be-built multi-use trail facility on the north side of John Deere Road along 36th Avenue. As part of this DNR grant, they ask that we hold a public hearing at City Council. That public hearing will be March 10th and the public hearing will include public input. The Plan Commission is invited to attend and provide input.

5. Public comment

None.

6. Adjourn

Chairman Fitzsimmons adjourned the meeting at 5:27 p.m.

Respectfully submitted,
Fawn Schultz, Community & Economic Development Administrative Assistant
Recording Secretary