

City of Moline

Plan Commission

Wednesday, April 22, 2020

4:00 p.m.

The Plan Commission Meeting will be held remotely.

Members of the public can participate in three ways:

1. Join the meeting by audio by dialing the phone number for your area shown below. The Meeting ID required is also listed below.
2. Join the meeting by video, by using the web link listed.
3. You may also send an email comment to fschultz@moline.il.us. Emailed comments will be read during public comments. Deadline to submit comments is April 22, 2020 at 3:30 p.m.

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International numbers available: <https://meetings.ringcentral.com/teleconference>

Web Link: <https://meetings.ringcentral.com/j/1490371017>

Meeting ID: 149 037 1017

AGENDA

1. Call to Order
2. Approval of minutes
3. New Business
 - a. Future Business and COVID-19
4. Old Business
 - a. 2020 City Council Goals for Plan Commission 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 Chris Mathias, Department of Community & Economic Development, 524-2030.

**PLAN COMMISSION
MINUTES**

Wednesday, March 11, 2020

Present: Bill Fitzsimmons, Jeff Nelson, Victoria Graves, John Wetzel, Butch Trevor, Mike Crotty, Ashley Pankey

Absent: Craig Mack, Peter McDermott, Dennis Kelly, Cindy Wermuth

Staff: Ryan Berger, Jeff Anderson, Chris Mathias

Others: None

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:00 p.m.

Chairman Fitzsimmons reported to the Commission Land Development Manager, Ryan Berger, will be leaving Moline to be the Director of Community Development in Galesburg. This will be his last meeting and Chris Mathias, Property Management Coordinator, will be assuming the Land Development Manager duties.

2. Approval of minutes

Motion made by Commissioner Trevor; seconded by Commissioner Wetzel, to approve the minutes from February 26, 2020. Motion carried unanimously.

3. New business

Mr. Mathias gave an update on the U-Haul rezoning. Council did not approve the rezoning for U-Haul at their last meeting but chose to send it back to the Plan Commission for consideration as a Planned Unit Development (PUD). Mr. Mathias is working on getting the application for B-4 PUD zoning. The Commission discussed what to expect moving forward.

4. Old business

a. Fence discussion

Mr. Berger explained that Mr. Mathias and Joe Kühlenbeck, Building Official, will be meeting to discuss the fence permit process. Mr. Mathias will bring it back as a public hearing unless questions arise. The Commission updated Mr. Mathias on last meeting's fence discussion.

5. Public comment

Mr. Berger expressed his appreciation to the Commission for their time while he was Land Development Manager.

The Commission expressed their appreciation for Mr. Berger for his work, time that he spent and his service to the Plan Commission. They are sad to see him go but wish him the best of luck in the future.

Mr. Anderson expressed his appreciation for Mr. Berger's work and his service to the Plan Commission. Mr. Mathias will be taking on the Land Development Manager duties and Mr. Anderson will be available to help. Mr. Anderson updated the Commission on the application to the Illinois Department of Transportation (IDOT) for funds to development formed based code in cooperation with MetroLINK.

Commissioner Wetzel reported to the Commission that the Council and Revolving Loan Committee have developed a low interest loan program for businesses negatively impacted by the I-74 Bridge construction.

6. Adjourn

Chairman Fitzsimmons adjourned the meeting at 4:55 p.m.

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



MEMORANDUM

TO: Plan Commission
FROM: Christopher Mathias, AICP
SUBJECT: 2020 Council Goals for PC
DATE: April 17th, 2020

Dear Plan Commissioners:

Staff would like to use our April 23rd meeting for a discussion on the City Council Goals for Plan Commission for 2020. Because the Plan Commission had previously ranked these by priority, Staff have decided to start with the top 3 goals as ranked by the Plan Commission.

Fences:

The Plan Commission directed Ryan Berger to implement a "no fee" building permit for fences. I've discussed this with the Building Official and while fences are not considered "structures" in the building code (and thus are not eligible for a building permit) we believe we could implement some form of "zoning permit" that would need to be obtained before a fence is constructed. I would not push for this to have a fee or to collect fines if the work was done without the permit. This policy change is a way to get our fence regulations out there and make sure someone contacts the City before building a fence. If possible, we want to avoid someone having to tear down an existing fence due to code enforcement.

As far as other fence issues, it is my understanding that the Plan Commission directed former Staff to bring forth a code amendment to no longer allow chain link (wire) fences in the front yard. Fences in the front yard would still be limited to 42 inches in height within the front 25 feet of the yard with this Code change. Staff can bring this Code change to the PC the next time we are able to have a public hearing.

Noise Ordinance:

It is Staff's opinion that the difficulty in enforcing the noise ordinance is using the equipment. Because of Staff turnover, it is unlikely that there is anyone at the City who knows how to accurately use the sound measuring equipment. Here is how Staff proposes to move forward on this item. 1) Find the sound equipment and attempt to contact the manufacturer for a detailed tutorial on how to use the equipment. 2) Test the equipment to make sure it still works. 3) Examine the Code and find the decibel level of real world activities. After Staff have completed these tasks we would be able to give you an informed recommendation on our current noise ordinance. Staff would report back on our findings.

Sign Ordinance (Chapter 3 of Code of Ordinances):

Staff believes the most important sign issue in Moline is the large number of banner and temporary signs. The Code is confusing to someone who is a first time user. Enforcement is difficult as gas station, slot machines businesses, and others, not only put up their own signs, but have distributors that also put up their own signs on these properties. It appears that previous Staff wanted to get an opinion on our Sign code from the City's Corporate Counsel. Staff would like to get more details from the Plan Commission at this meeting to hear your issues with signage in Moline. Staff will also contact Corporate Counsel to see if previous Staff had notified them of this inquiry into the Sign code.

Thank you for your continued service to the Plan Commission.
Christopher Mathias, AICP
Interim Land Development Manager

Planning & Development

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