

PLAN COMMISSION

MINUTES

Wednesday, January 8, 2020

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

Absent: Craig Mack, Peter McDermott

Staff: Ryan Berger, Jeff Anderson, Janine Hollembaek Parr, Derke Price

Others: Dan Dolan

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:02 PM.

2. Approval of minutes

Motion made by Commissioner Trevor; seconded by Commissioner Wetzel, to approve the minutes from December 11, 2019. Motion carried unanimously.

Commission revisited the minutes as it was their intent from the last meeting to have the Cannabis Dispensary Overlay District on 15th Street from 13th Avenue South to 19th Avenue instead of 14th Avenue South to 19th Avenue.

Motion made by Commissioner Graves; seconded by Commissioner Wetzel, to amend the minutes from December 11, 2019 reading 15th Street: 14th Avenue South to 19th Avenue to reflect 15th Street: 13th Avenue South to 19th Avenue. Motion carried unanimously.

3. New business

a. Public Hearing – Amending Division 6. Adult Cannabis Businesses.

Chairman Fitzsimmons opened the Public Hearing.

Mr. Berger went over the text changes made at the last meeting to “Division 6. Adult Cannabis Businesses.” These changes included: Adding the definitions sheet of cannabis use activities from the State Code, Cannabis Cultivation Centers Special Use was removed from Districts B-3 and B-4 under “Uses Permitted in Zones,” Cannabis Transporter will not be permitted in Districts B-3 and B-4 under “Uses Permitted in Zones,” Cannabis Dispensaries will only be allowed in the overlay districts created and all other Cannabis Use Activity will only be permitted in I-1 and I-2 zones. He clarified that the distances from pre-existing sensitive uses is 100’ in the Residential Zoning District. This means it is measured from the property line, not the building itself. The Commission discussed the pre-existing sensitive use distances. Mr. Berger clarified that the overlay district map illustrates the impact of the distances. When someone comes in with a cannabis use activity, the distances will be applied again in case property use has changed.

The Commission moved to the overlay district map where Corporation Counsel, Derke Price, expressed his appreciation on behalf of the Mayor and Council for the Plan

Commission's work on the text and overlay district map. Mr. Price explained that the Council may make text and overlay boundary changes but that does not mean they are not grateful for the work done. Mr. Berger and Mr. Price went over the Commission's questions regarding Cannabis Transporters, CBD oils, Special Use, tents as temporary structures, advertising and signage.

The Commission made the following text changes to the "Division 6. Adult Use Cannabis Businesses:"

Sec. 35-3603. Application Requirements.

(5) A floor plan **and elevations;**

(8) A site plan. A site plan for any Cannabis Dispensary use must show: adequate public access; the layout promotes the safe dispensing of cannabis; the location is sufficient in size, power allocation, lighting, parking, handicapped accessible parking spaces, accessible entry and exists as required by the Americans with Disabilities Act; product handling; and storage; and **advertising and signage; and**

Dan Dolan a property owner on Avenue of the Cities addressed the Commission in regards to size of dispensary facilities. He would like the Commission to take into consideration waiting room sizes to reduce lines of people waiting to get into the dispensary.

Chairman Fitzsimmons closed the Public Hearing.

The Commission named the representative maps of the Cannabis Dispensary Overlay Districts as four corridors to be included in the "Division 6. Adult Cannabis Businesses:"

John Deere Road Corridor - John Deere Road: All of John Deere Road where the blue mapping allows excluding Black Hawk College.

Avenue of the Cities Corridor - Avenue of the Cities: 46th Street to the Eastern City border. 27th Street to 29th Street.

Uptown Corridor - 15th Street: 13th Avenue South to 19th Avenue.

Downtown Corridor - Downtown: 19th Street West to 12th Street including 4th Avenue South to 7th Avenue. I-74 Interstate East to 23rd Street including 4th Avenue South to almost 6th Avenue where the blue mapping area allows.

Motion made by Commissioner Nelson; seconded by Commissioner Wermuth, to recommend to Council "Division 6. Adult Cannabis Businesses" with the text as amended along with the amended representative maps illustrating the corridors. Motion carried unanimously.

4. Old business

None.

5. Public comment

None.

6. Adjourn

Mr. Anderson reminded the Commission of the IL-92 Study Public Workshop on Monday, January 13th from 5:30 pm to 7:00 pm in the Community Room at the Moline Police Department.

Chairman Fitzsimmons adjourned the meeting at 5:10 p.m.

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