

**PLAN COMMISSION
MINUTES**

Wednesday, February 12, 2020

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

Absent: Mike Crotty, Craig Mack, Peter McDermott

Staff: Ryan Berger, Jeff Anderson

Others: None

1. Call to Order

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

2. Approval of minutes

The Commission reviewed the both sets of minutes. The January 8, 2020, minutes were revised changing "Commissions" to "Commission's" on the second page first paragraph second sentence.

Motion made by Commissioner Wetzel; seconded by Commissioner Nelson, to approve the minutes from January 8, 2020 as corrected. Motion carried unanimously.

Motion made by Commissioner Wermuth; seconded by Commissioner Trevor, to approve the minutes from January 22, 2020. Motion carried unanimously.

3. New business

a. 2020 Topic List

Mr. Berger explained the memo on Plan Commission-Topic List 2020 from the City Council to the Interim City Administrator, Mr. Berger and Chairman Fitzsimmons. Mr. Berger explained that he asked City Council for goals for the Plan Commission to work on in 2020. The task list provided in the memo are those goals and will be items to work on when the Commission does not have a Public Hearing. The topics may need no change, small changes or code section amendments.

The Commission discussed with Mr. Berger what they had already covered with the previous Land Development Manager and what was covered since Mr. Berger came onboard.

Discussion by task topic:

Fences – Mr. Berger explained the fence task has to do with front yards for properties on main thoroughfares and the material they are built with. The

Commission wanted to add to the fence task finishing up their discussion regarding fences on corner lots. They also want to make sure a diagram is added to the code visually showing the setbacks. Mr. Berger will begin working on the diagrams and getting the code change started. He will also include background information to the Commission to bring new members up to speed.

Formed Based Code – Specifically in Downtown – Mr. Berger explained the Urban Land Institute is working on the form based code component and eventually it will come to Plan Commission. Mr. Anderson explained that the City has an opportunity to apply for Statewide Planning and Research Program grant funds. These funds would be used for funding the formed based code. City Council has asked him to pursue this grant. The Commission also agreed to go forward move forward with the grant application process.

Tiny Homes – Mr. Berger explained that this topic came from a discussion on City lots that are not currently buildable as they are smaller than 6,000 square feet. If allowed, the bulk standards to allow a smaller lot would need to be considered. This would also include what areas tiny homes would be allowed in and under what restrictions. The Commission explained that they discussed this prior to Mr. Berger coming to the City. He is researching that information and will bring back to the Commission what he finds. The Commission also requested getting a list from GIS to see how many properties are not buildable and where they are located.

Granny Flats – Mr. Berger explained Granny Flats are now called Accessory Dwelling Units (ADUs) and are single family homes with two separate main dwelling units. Currently, these are not allowed in the City of Moline. The Commission discussed this as an affordable housing option.

Sign Code Update – The Commission explained that they had addressed the sign code awhile back but understood from Corporate Counsel Price that they would have to revisit it to bring it up to date. Mr. Berger explained that he would also like to have some things defined in the ordinance to clarify some language the public does not understand. He also explained that the Corporate Counsel is reviewing the code with City Council regarding signs in the right of way. Mr. Berger will get his guidance on the sign code update from Corporate Counsel.

Noise Ordinance – Mr. Berger explained that an issue came up recently with the noise of Mercado on Fifth and people who lived in the Bluffs. This may be a process of defining how to do a noise test.

Complete Streets Code – Mr. Berger explained that the process has already started with complete streets for Avenue of the Cities. Complete streets mean addressing streets that best suit location. This could be planting more trees in right of way or narrowing traffic lanes.

The Commission prioritized the task list as follows:

1. Fences
2. Noise Ordinance
3. Sign Code Update
4. Tiny Homes
5. Granny Flats
6. Complete Streets Code or Form Based Code – Specifically in Downtown
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4. Old business

Chairman Fitzsimmons requested Mr. Berger give an update to the Commission on the status of Division 8. Adult Use Cannabis Businesses. Mr. Berger explained that at the last meeting, City Council decided that the distance from a dispensary to a residential property was changed to 100 feet from the front door of the dispensary to a residential house in the Uptown Corridor Overlay District.

5. Public comment

None.

6. Adjourn

Chairman Fitzsimmons adjourned the meeting at 5:23 p.m.

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