

PLAN COMMISSION

MINUTES

Wednesday, September 26, 2018

Present: Butch Trevor (Chairman), Bill Fitzsimmons (Vice Chairman), Mike Crotty, Alan Hon, Jeff Nelson, John Wetzel

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

Staff: Jeff Anderson, Chris Mathias

Others: Mark Mocilan, Jeffery Jacobs, Rakesh Alla

1. Call to Order

Chairman Trevor called the meeting to order at 4:00 pm.

2. Reading and approval of Minutes – September 12, 2018

Motion made by Commissioner Wetzel; seconded by Commissioner Crotty, to approve the minutes for September 12, 2018. Motion carried unanimously.

Jeff Anderson, City Planner, swore in those persons present wishing to provide testimony.

3. New Business

- a. **PC 18-09 – Public Hearing and request from Patriot Signs & Electric for a variance to allow a fourth wall sign, one more than allowed, on a building with three entrances 4130 Avenue of the Cities. (Jeff Anderson, City Planner)**

Jeff Anderson stated PC 18-09 is a public hearing and request from Patriot Signs & Electric for a variance to allow a fourth wall sign, one more than allowed, on a building with three entrances 4130 Avenue of the Cities. Mr. Anderson stated the staff report, application materials, and all attachments will be entered into the record for this case and noted the public notice was published in the Dispatch and letters to neighbors were mailed.

Mr. Anderson noted the building is at the northwest corner of 41st Street and Avenue of the Cities, in the B-3 District, and will be a new Starbucks location. Mr. Anderson displayed a plat of the lot, elevation drawings and drawings showing the proposed signs. Mr. Anderson stated authorized variances must meet certain criteria, noting the proposed north façade sign, meets the criteria and is intended to help guide customers and will not cause substantial injury or otherwise have adverse impacts for mitigation.

Staff recommends approval to allow a fourth sign of up to 25ft on north facing façade.

Commissioner Crotty inquired as to any complaints from the adjacent businesses regarding parking. Mr. Anderson noted any parking issues are not related to the sign application. Commissioner Wetzel noted that it appears that the proposed sign is not going to extend above the building wall. Mr. Anderson stated the proposed sign is smaller than allowed if there was an entrance. Additional discussion took place. Mark Mocilan of Patriot Signs & Electric addressed the Commission and noted the logo on the north wall is intended to show drive-thru location and is intended to aid with directional issues.

Brief discussion took place among the Commissioners.

Motion made by Commissioner Hon; seconded by Commissioner Wetzel, to approve a request from Patriot Signs & Electric for a variance to allow a fourth wall sign not to exceed 25ft on the north facing façade. Motion carried unanimously.

- b. PC 18-10 – Public Hearing and request from Jeffrey D. Jacobs on behalf of Fifth Avenue Properties, Inc. for a variance to allow a freestanding sign totaling 161 square feet, 51 square feet larger than allowed, at 2350 41st Street. (Chris Mathias, Property Management Coordinator)**

Chris Mathias, Property Management Coordinator, stated that PC 18-10 is a public hearing and request from Jeffrey D. Jacobs on behalf of Fifth Avenue Properties, Inc. for a variance to allow a freestanding sign totaling 161 square feet, 51 square feet larger than allowed, at 2350 41st Street, however, staff has been informed by Rakesh Alla of American Bank & Trust, current tenant of the building, of their desire to have the request tabled. Jeffrey Jacobs, application on behalf of Fifth Avenue Properties, Inc., stated he will defer to American Bank & Trust's wishes in order for the tenant to continue to meet with staff to revisit other options.

Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to table the request from Jeffrey D. Jacobs on behalf of Fifth Avenue Properties, Inc. for a variance to allow a freestanding sign totaling 161 square feet, 51 square feet larger than allowed, at 2350 41st Street to a future meeting date. Motion carried unanimously.

4. Other business – Zoning Code Committee Update

Mr. Anderson stated the Zoning Code Committee will meet this Friday to begin offline discussions. Commissioner Nelson and Commissioner Fitzsimmons volunteered to be a part of the Committee to dig deeper into various concerns. Commissioner Fitzsimmons cited that what other cities are doing is not always what is going to be good for Moline, stating that because Moline is in competition with the Iowa side, the goal is to be competitive, not anti-business by thumbing through the Code only to see if we are keeping up. Commissioner Nelson further noted that if something is a hindrance, then the Commission should look into it.

5. Review upcoming meeting

Mr. Anderson stated there is no business for the October 10 or October 24, 2018 meetings that he is aware of. Mr. Mathias stated he is also not aware of any business.

6. Public comment

None.

7. Adjourn

There being no further business, the meeting adjourned at 4: 29 p.m.

Respectfully submitted,
Anamaria Vera, Administrative Secretary