

# PLAN COMMISSION MINUTES

Wednesday, September 12, 2018

**Present:** Bill Fitzsimmons (Vice Chairman), Mike Crotty, Dennis Kelly, Craig Mack, Jeff Nelson, Matt Puck, John Wetzel

**Absent:** Butch Trevor (Chairman), Alan Hon, Peter McDermott, Cindy Wermuth

**Staff:** Shawn Christ, Jeff Anderson, Ray Forsythe

**Others:** None

## 1. Call to Order

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

## 2. Approval of the Minutes – August 8, 2018

Commissioner Crotty made a motion to approve the minutes for the August 8, 2018 meeting. Commissioner Wetzel seconded the motion and the minutes were unanimously approved.

## 3. Public Hearing

PC 18-07 – A request from the City of Moline for a Special Use Permit to allow an accessory bar and restaurant as part of an outdoor institutional land use (Marquis Harbor & Captain's Table Restaurant), in an R-2 zoning district at 4801 River Drive (Shawn Christ, Land Development Manager).

PC 18-08 - PC 18-07 – A request from the City of Moline for a variance to the off-street parking and traffic circulation design standards at Sec. 35-5100(g) to allow an expansion and reconfiguration of Parking spaces within the front setback at Marquis Harbor (Captain's Table Restaurant), in an R-2 zoning district at 4801 River Drive (Shawn Christ, Land Development Manager).

Shawn Christ, Land Development Manager, referred the Plan Commission members to the staff reports contained within their agenda packets and requested that the two hearings be combined as they pertained to the same property; however, Mr. Christ requested that each item receive separate consideration.

Vice Chairman Fitzsimmons opened the public hearings for PC 18-07 and PC 18-08. Commissioners Mack and Nelson asked questions pertaining to the rationale for requiring the approval of Special Use Permit given the property's zoning, ownership, and proposed use. Mr. Christ explained why the Special Use Permit and Variance would be required in relation to the request to re-build the restaurant and expand the parking area.

Mr. Christ reviewed the location map, area zoning, and site plan elements, which included parking configuration and building layout. Mr. Christ indicated that the parking and building configuration were probable, but may be subject to some modifications as designs are finalized. Mr. Christ referred the Commissioners to PC 18-08 Staff Report and stated that the staff recommendation should read that staff recommends approval and not denial as stated within the report.

The Plan Commission members asked Mr. Christ questions related to the proposed parking configuration, building entrance location, parking lot access, and multiuse path alignment. A general discussion on these elements ensued and several Commissioners voiced concerns related to potential conflicts between the parking lot access location and the alignment of the multiuse path.

Upon conclusion of the above discussion, Vice Chairman Fitzsimmons closed public hearings PC 18-07 and 18-08.

Commissioner Wetzel motioned to approve PC 18-07 per the recommendation contained within the Staff Report. Commissioner Nelson seconded the motion and the motion was approved unanimously.

Commissioner Kelly motioned to approve PC 18-08 per the recommendation contained within the Staff Report and subject to the western parking area's proposed western entrance remaining as shown on the site plan and the east curb of the proposed eastern entrance to the western parking area being no further east (or closer to the building's western wall line) than the east curb of the existing entrance to the western parking area in order to avoid conflicts between vehicles entering or exiting the parking area and pedestrians or cyclists on the multi-use path.

#### **4. Other Business**

##### **a. Discussion: Letter of recommendation to the City Council regarding a Comprehensive Plan Update**

Commissioner Wetzel acknowledged that a draft of the letter to the City Council would be forthcoming.

##### **b. Discussion: Zoning Code review handout from Alderman Wendt**

There was general discussion about how best to approach review and consideration of the items contained within the handout. There was also discussion about the relationship and timing between the proposed

zoning amendments contained within the handout and the initiation of a Comprehensive Plan update. Commissioner Nelson volunteered to serve on a committee to address the proposed zoning amendments. Commissioner Fitzsimmons also agreed to serve on committee and move the effort forward.

**5. Review Upcoming Meetings**

Mr. Christ stated that the next meeting would be the regularly scheduled meeting set for September 26, 2018. He added that there would be two public hearings on the agenda pertaining to two Sign Code variance requests.

**6. Public Comment**

Mr. Christ announced that he had submitted his resignation to the City of Moline and had accepted a position as Planning Director with the City of Oskaloosa, Iowa. Mr. Christ said that his last day would be Friday, September 21<sup>st</sup> and that this would be his final meeting with the Plan Commission and wished the members of the Plan Commission well. The Plan Commission members congratulated Mr. Christ and thanked him for his excellent work and years of service.

**7. Adjourn**

Being no further business the meeting was adjourned at approximately 5:45 p.m.

Respectfully submitted,

Jeff Anderson, AICP, City Planner  
Recording Secretary Pro Tem