

PLAN COMMISSION MINUTES

Wednesday, March 27, 2019

Present: Bill Fitzsimmons (Chairman), Mike Crotty, Dennis Kelly, Craig Mack, Pete McDermott, Butch Trevor, Cindy Wermuth, John Wetzel

Absent: Alan Hon, Jeff Nelson

Staff: Ryan Berger, Jeff Anderson

Others: Shawn Larson Sue Halligan, Andrew Dasso

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:05 p.m.

2. Approval of the Minutes – February 27, 2019

Commissioner Trevor made a motion to approve the minutes for the January 23, 2019 meeting. Commissioner Wermuth seconded the motion and the minutes were unanimously approved.

3. New Business

Mr. Berger swore-in those present who expressed interest in providing testimony for the scheduled public hearings.

a. **PC 19-02 Special use Permit at 1806 15th Street to allow in –vehicle sales and service in the Neighborhood Center (NC) District**

Mr. Berger referred the Plan Commission members to the staff report that was included within the agenda packet. Mr. Berger reviewed the proposal and acknowledged that the applicant's proposal meets City standards and that the Engineering Division had reviewed and approved the site layout. Mr. Berger reviewed the site plan, elevations, landscaping, and other related elements.

Commissioner Wermuth asked about the functionality of circulation and access in regards to the drive-through and walk-up counter. Mr. Berger explained how site circulation would function. Chairman Fitzsimmons asked if sufficient vehicle stacking capacity was incorporated into the site layout. The project contractor, Shawn Larson, explained how stacking and parking would

operate. Commissioner Wetzel asked if there would be vehicular conflicts with south-bound traffic on 15th Street Place based on the distance to the intersection. Mr. Berger responded with information related to the Engineering Division's review of the plans.

Several Commissioners voiced questions related to compliance with the Fire Code, Building Code (foundation and new concrete on-site), and sewer and water utility connections. Mr. Larson responded to each of the above.

Commissioner Mack asked where employee parking would be located. Mr. Larson responded that employees will park on 16th Street and in the nearby City-owned parking lot.

Sue Halligan, of 1805 16th Street, asked about the impact to property values from the proposed development and about the impact of lighting on neighboring properties. Mr. Berger stated that the photometric plan met City standards. Mr. Berger also identified the subject properties zoning designation. Ms. Halligan stated that she thought the proposed development was a neat idea.

Being no further testimony, the hearing was closed.

Consideration: PC 19-02

Commissioner Wetzel motioned to approve the Special Use Permit as proposed. The motion was seconded by Commissioner Wermuth and unanimously approved.

b. PC 19-03 Special Use Permit at 6920 27th Street to allow a Group Development use for a commercial building larger than 50,000 gross square feet of floor area.

Mr. Berger referred the Plan Commission members to the staff report that was included within the agenda packet. Mr. Berger reviewed the proposal with the Commission and stated that the proposal meets the Code's criteria for a Group Development as well as the landscaping requirements.

Commissioner Wetzel asked if the QC Airport had been informed and consented to the proposed development project. Andrew Dasso, the project's architect, stated that the developer has submitted the appropriate paperwork to the FAA and received approval. Commissioner McDermott asked about the development time frame. Mr. Dasso said that the project will hopefully be underway this spring, but he also acknowledged that they are currently working on a request to IDOT for access to 69th Avenue.

Commissioner Wetzel asked about the status of incorporating sidewalk connections into the development plans. Mr. Berger stated that the developer is working with the Airport to facilitate connections with the Airport. Commissioner Wetzel expressed concern about establishing sidewalk connections in proximity to the development site. Mr. Berger stated that there are no plans at this time to expand the sidewalk network with new sidewalk installations.

Chairman Fitzsimmons indicated that the motion or the minutes should reflect that the Commission discussed the issue of sidewalks and site connectivity.

Consideration: PC 19-03

Commissioner Wetzel made a motion to approve the request for a Special Use Permit (Group Development) with the minutes reflecting the Commission's discussion of sidewalks and connectivity. Mr. McDermott seconded the motion and the motion was unanimously approved.

4. Old Business

a. Solar Panel code discussion

Mr. Berger handed out a Solar Panel Zoning Code text amendment proposal for the Commission to review. Mr. Berger reviewed the proposed changes to the Code with the Commission. Mr. Berger went on to state that he had met with the Moline Historic Preservation Commission and reviewed the changes in relation to Historic Districts and Landmark properties.

There was general discussion on whether to notify the power company when solar panels are installed at a property. Mr. Berger stated that he would look into this suggestion and obtain additional information on the matter for the Commission. Mr. Berger stated that he is looking for comments on the proposal and that a public hearing will be held for the proposed amendment at the Plan Commission's next meeting in two weeks.

6. Public Comment

There was no public comment.

7. Adjourn

Being no further business the meeting was adjourned at 4:55 p.m.

Respectfully submitted,

Jeff Anderson, AICP, City Planner
Recording Secretary Pro Tem

