

**PLAN COMMISSION  
MINUTES**

Wednesday, February 28, 2018

**Present:** Butch Trevor (Chairman), Bill Fitzsimmons (Vice Chairman), Mike Crotty, John Wetzel, Peter McDermott, Dennis Kelly, Matt Puck

**Absent:** Cindy Wermuth, Jeff Nelson, Craig Mack, Alan Hon

**Staff:** Shawn Christ

**Others:** Dick Potter

**1. Call to Order**

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

**2. Reading and approval of Minutes – February 7, 2018**

**Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to approve the minutes for February 7, 2018. Motion carried unanimously.**

**3. PC 18-01 - Public hearing and request from the City of Moline to amend the Zoning and Land Development Code to allow limited sales and services as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District; to modify the Purpose and Intent and the Defining Characteristics of the O-1 District; and to remove in-vehicle sales and service land uses as a special use in the O-1 District and add as a special use in the B-1 District.**

Shawn Christ stated PC 18-01 is a public hearing and request from the City of Moline to amend the Zoning and Land Development Code to allow limited sales and services as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District; to modify the Purpose and Intent and the Defining Characteristics of the O-1 District; and to remove in-vehicle sales and service land uses as a special use in the O-1 District and add as a special use in the B-1 District. Mr. Christ 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 on February 9, 2018.

Mr. Christ stated Council directed staff to review the zoning code for flexibility and noted that based upon discussions with the Plan Commission on December 13 and January 10, staff had prepared a recommendation to allow limited sales and services as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District; to modify the Purpose and Intent and the Defining Characteristics of the O-1 District; and to remove in-vehicle sales and service land uses as a special use in the O-1 District and add as a special use in the B-1 District.

Mr. Christ noted every zoning has a purpose and intent derived from the Comprehensive Plan and it is staff's duty to insure amendments to the zoning code match that intent. Mr. Christ stated changes to the O-1 District were problematic for some. Commissioner Kelly noted it was not his desire to have offices next to retail stores where semis and noise would be disruptive to the offices. Commissioner

Crotty stated he believed the lack of good locations may be encouraging businesses to look for locations in other zoning districts. Commissioner Fitzsimmons stated it is important to understand why 41<sup>st</sup> Street is zoned for offices and Avenue of the Cities and John Deere Road is zoned commercial noting 41<sup>st</sup> Street is a 3-lane road and not designed for retail traffic.

Discussion took place among Commissioners regarding outdoor dining, retail stores, liquor licenses, building sizes, multi-level buildings, arterial streets and the proposed amendments to the zoning code.

Mr. Christ swore in those persons present wishing to provide testimony.

Dick Potter addressed the Commissioners and stated that City Council would like the tax base to increase but have reservations. Mr. Potter also noted that integrating retail into the O-1 District would inevitably produce deliveries to those retail businesses. Commissioner Fitzsimmons inquired as to whether the Commissioners would be in favor of eliminating sales and services – in vehicle in O-1 and continuing discussions regarding O-1 until the next meeting. Discussions took place among the Commissioners.

**Motion made by Commissioner Fitzsimmons; seconded by Commissioner Wetzel, to recommend to City Council to eliminate in vehicle sales and services as a special use in the O-1 District. Motion carried 5-0. Motion approved.**

**Motion made by Commissioner Fitzsimmons; seconded by Commissioner Wetzel, to amend the Motion to recommend to City Council to eliminate in vehicle sales and services in the O-1 District to include in its recommendation to allow sales and services as a special use in the B-1 District. Motion carried 5-0. Motion approved.**

**Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to table the remaining request from the City of Moline to amend the Zoning and Land Development Code to allow limited sales and services as a permitted use in ORT, B-1, NC, B-2, B-3 and B-4 Districts and as a special use in O-1 District and to modify the Purpose and Intent and the Defining Characteristics of the O-1 District. Motion carried 5-0. Motion approved.**

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

Mr. Christ informed the Commission the Paulsen rezoning was presented to City Council and the City Council recommended sending it back to the Plan Commission for a Planned Unit Development (PUD) process with the City to pay the difference for the PUD application. Mr. Christ was unsure when the PUD would be presented to the Plan Commission. Discussion took place regarding the Paulsen rezoning.

#### **5. Review of upcoming meetings**

Mr. Christ stated there is a special use application from IH Mississippi Valley Credit Union for its 23 million dollar headquarters building project set for the March 14 meeting, Mr. Christ stated the Plan Commission will also revisit changes to the O-1 District at that time.

#### **6. Public Comment**

No public comment.

**7. Adjournment**

There being no further business, the meeting adjourned at 5:18 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary