

**PLAN COMMISSION  
MINUTES**

Wednesday, October 14, 2020

**Present:** Bill Fitzsimmons, Victoria Graves, John Wetzel, Craig Mack, Cindy Wermuth, Mike Crotty, Dennis Kelly, Jeff Nelson, Butch Trevor

**Absent:** Peter McDermott, Ashley Pankey

**Staff:** Chris Mathias

**Others:** None

**1. Call to Order**

Chairman Fitzsimmons called the meeting to order at 4:00 p.m. Commission meeting attendance was taken.

**2. Approval of Minutes from September 9<sup>th</sup>, 2020**

**Motion made by Commissioner Crotty; seconded by Commissioner Nelson, to approve the minutes from September 9, 2020. Motion carried unanimously.**

**3. New Business**

Mr. Mathias reported there will be a Public Hearing at the next meeting on Wednesday, October 28<sup>th</sup>, 2020, for sign variance from the Moline-Coal Valley School District.

**4. Old Business**

**a. Continued Fence Discussion**

Mr. Mathias stated the Plan Commission had requested more information on the exception to allow chain link fences for securing public service and utility uses. Staff has confirmed with MidAmerican that Federal requirements do not require chain link fencing for substations. MidAmerican has used decorative concrete panels on newer facilities and could do this going forward if required. It is also important to consider that this exception will not just be for MidAmerican or AT&T, but it would allow chain link fences for any public service and any utility company. This came up as Staff recently approved an application for a chain link fence for a new utility company to the Illinois Quad Cities. Staff recommends removal of, "except those securing public service and utility uses." If a chain link

fence is needed, a variance could be applied for and would be reviewed on a cases by case basis. Plan Commission discussed and their main concern was with City parks. Mr. Mathias will contact the School District, Public Works and the Parks & Recreation Department for their comments and concerns on this exception and will report back at the next meeting.

**b. Accessory Dwelling Units**

Mr. Mathias shared a PowerPoint with the Commission and explained how Accessory Dwelling Units (ADUs) have become an important issue in the City Planning world. The idea of a “mother in law quarters” or apartment above a garage has become more popular in recent years. Also, the City Council has tasked the Plan Commission with considering this topic in 2020. He explained the national discussion on housing, gave an overview on ADUs and also focused on some key issues/decision points when it comes to ADUs. The first attachment included in the agenda packet is an introduction to ADUs called “ABCs of ADUs.” The second attachment is a housing policy guide from the American Planning Association (APA). This document provided research on the current state of housing in the United States. After laying out the existing conditions, it also provides the APA’s advocacy positions on housing matters. The APA reminds us that we should be planning for increased housing options for all, including; diverse, affordable and higher density residential. If we wanted to have ADUs, we would want to address permitting, setback requirements, height limitations, size limitations, rentals, preexisting nonconforming ADUs, water and sewer capacity, lot size requirements, parking requirements and inspections. Staff recommends preparing an ordinance that meets Plan Commission’s needs and is similar to what Rapid City, South Dakota has implemented. The Commission had concerns on zoning and enforcement issues, property values, subdividing properties and whether we could limit them to one set of utilities. Besides the Plan Commission’s concerns, Mr. Mathias is also going to look into justified negatives of ADUs that have been proven with a metric and how other Midwestern cities are implementing ADUs. Consensus of the Plan Commission was to continue researching ADUs and return to the Commission with an update and ordinance recommendations.

**c. Sign Code Review**

Mr. Mathias reported the Plan Commission received in their agenda packet a memorandum from David Silverman with Ancel Glink on Regulations of Certain Signs. Our current sign code is content neutral, however, Mr. Mathias has concerns with our current code’s definitions of banner, temporary, flag, vehicle and video gaming signs and the length of time they can be present. This information is not easily defined which causes issues in enforcement. Staff

recommends approval to make changes to the code defining banner, temporary, flag, vehicle and video gaming signs and the length of time they can be present. The Plan Commission discussed their concerns with the current sign code. One concern is mobile signage on vehicles and when it is or is not in violation. Mr. Mathias encouraged the Plan Commission to review the sign code in Chapter 3 and bring any other issues or concerns to his attention for him to address. He will return with an update on sign code recommendations.

**5. Public Comment**

None

**6. Adjourn**

The Plan Commission thanked Chris Mathias his extensive research on all the topics that have been covered. The Plan Commission also recognized former City Planner, Jeff Anderson, for his years of service and his contributions to the City of Moline, and more specifically to the Plan Commission.

**Meeting was adjourned at 5:05 p.m.**

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