

PLAN COMMISSION

MINUTES

Wednesday, November 18, 2020

Present: Bill Fitzsimmons, Victoria Graves, John Wetzel, Craig Mack, Cindy Wermuth, Butch Trevor, Ashley Pankey

Absent: Peter McDermott, Jeff Nelson

Staff: Chris Mathias

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:02 p.m. Commission meeting attendance was taken.

2. Approval of Minutes from October 28th, 2020

Motion made by Commissioner Trevor; seconded by Commissioner Wetzel, to approve the minutes from October 28, 2020. Motion carried unanimously.

3. New Business

a. Election of Officers

Chairman Fitzsimmons explained that he would like to hold off on electing officers at this time as a few Commissioners have expired terms and Commissioner Crotty and Commissioner Kelly have resigned. Vice Chairman Nelson has taken chairmanship at a national transportation organization so he will not be available to be Chairman for Plan Commission. The Commission may also be getting new members soon. The Mayor is aware and is working through the approval process.

b. 2021 Meeting Schedule

Chairman Fitzsimmons stated the 2021 Meeting Schedule was sent to the Commission. There were no questions from the Commission.

4. Old Business

a. Accessory Dwelling Units Ordinance Discussion

Mr. Mathias gave a short presentation on Accessory Dwelling Units (ADUs). He went over the "Accessory Dwelling Units (ADUs) Ordinance Outline" he provided.

If this ordinance is approved by the Commission, it would add the definition of an ADU, the use to the Land Use Table and give a list of regulations. Regulations would include one ADU per lot, bulk standards, parking, occupancy, short term rentals, home occupations, permitting and inspections. The Commission discussed the ordinance and their concerns on parking, firewalls, illegal dwelling units, housing numbers, inspections, zoning, protection of property values, nuisances, and family occupancy. In response to the discussion, Mr. Mathias

stated he has received four to five calls on inquiries regarding Accessory Dwelling Units and Tiny Homes in Moline. Also, he has not found any documentation on the negatives concerning property values and nuisances when it comes to ADUs. Consensus of the Commission was to continue discussing ADUs and not have a public hearing until 2021. Mr. Mathias will talk to the Building Official on the building code for firewalls, look into limitations from a mortgage lending standpoint and get more information on how a property of this nature is appraised, as well as, the appraisal of neighboring properties. Commissioner Wetzel will send his list concerns to Mr. Mathias to look into.

b. Sign Ordinance Amendment Discussion

Mr. Mathias gave an update to the Commission on the sign code and asked for guidance to put together an ordinance change for their review. He is looking to clearly define a temporary sign, banner sign, flag sign and vehicle sign in the ordinance. Part of the definition for a temporary sign includes realtor signs. He asked for the Commission's input on the size needed for both residential and commercial signs. Chairman Fitzsimmons stated 4' x 8' is standard for a commercial sign. He wanted the Commission to keep in mind that sometimes these signs may appear in residential zones where commercial development is occurring. Commissioner Pankey roughly estimated a residential realtor sign to be 3' x 3'. Ruhl and Ruhl has a rule that only one sign is allowed per lot unless it is on a corner lot. Mr. Mathias stated 12 square feet is currently in the code along with the restriction of one sign per street frontage. This would allow one realtor sign per lot and allow two signs for a corner lot. Currently, banner signs do not include the new vinyl signs that are attached to the wall of a building. However, these vinyl signs could fall under wall signs. Flag sign by our code is considered a Federal, State or City flag. Vehicle signs occur when vehicles are parked in parking lots but never move. Under our current code, these could be regulated under portable sign which states, "unless the vehicle is used in a normal day to day operations of the business." Mr. Mathis is going to check with David Silverman of Ancel Glink to see if this sentence is enforceable. Mr. Mathias will proceed with an email of suggested edits for Commission members to give their input.

5. Public Comment

None

6. Adjourn

Next meeting is December 9, 2020. There may be a public hearing in December for a preliminary plat, special use permit and zoning variance. Mr. Mathias will follow up with the Chairman if a public hearing is needed.

Meeting was adjourned at 5:08 p.m.

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