

**PLAN COMMISSION
MINUTES**

Wednesday, January 13, 2021

Present: Craig Mack, Bill Fitzsimmons, John Wetzel, Cindy Wermuth, Butch Trevor, Zach Campbell, Cal Lee, Victoria Graves

Absent: Peter McDermott, Jeff Nelson

Staff: Chris Mathias

Others: Rodney Gilcrest, Sarina Davis, Scott Schulte, Jason Holdorf, Joe Ferris

1. Call to Order

Chairman Mack called the meeting to order at 4:00 p.m. Mr. Mathias went over the COVID-19 Public Hearing Rules and Procedure. Commission meeting attendance was taken.

2. Approval of Minutes from December 9, 2020

Motion made by Commissioner Wermuth; seconded by Commissioner Lee, to approve the minutes from December 9, 2020. Motion carried unanimously.

3. New Business

a. Public Hearing – PC 21-01 request from Encompass Health for approval of a special use permit to allow a “Group Development” at 600 John Deere Road

Mr. Mathias explained that Encompass Health is requesting from Plan Commission approval of a special use permit for a group development of a medical office at 600 John Deere Road. A group development happens when a development surpasses 50,000 square feet triggering a more extensive review. The initial building will be 48,000 square feet but the applicant would like to construct a 13,000 square foot addition in the future.

This development by Encompass Health is a rehabilitation hospital. Patients will receive 24/7 nursing care, but operating hours are typically from 7:00 am to 8:00 pm, allowing patients to rest overnight.

The site is being developed with the front of the building to the west. The addition would be 38 feet from the East property line with a variance. The variance has already been approved by the Zoning Hearing Officer. The main entrance and drop off are on the west side of the property. This means that in some ways, the 7th

Street frontage acts like a back yard for this development, even though the 7th Street yard is considered a front yard by per City Code. Staff has asked the applicant to remove the “ring road” that was going to encircle the building and run closely to 7th Street and the applicant has obliged. Staff has also asked the applicant to make sure mechanicals on the 7th Street side are fully screened. Access to the site will be from 52nd Avenue. The subdivision plat will put access easements in place that allow Lot 2 to move through Lot 1 to access 52nd Avenue. There are two detention ponds on this site, one on the Northside and one on the Southside of the building. Both will restrict and release runoff from this site according to City Code.

The applicant is aware that a sidewalk is required along 7th Street. In previous discussions with the City Council, it was determined that this side of 7th Street would be ideal for a bike path. Staff’s initial recommendation encouraged the applicant to apply for a variance to allow them to make a payment into the sidewalk fund in lieu of constructing the sidewalk. This payment would have gone into the fund and eventually help fund a wider sidewalk along 7th Street that can serve as a bikeway connection. After internal discussions, Staff’s recommendation has changed to require an eight-foot bike path from John Deere Road to 52nd Avenue on the West side of 7th Street as a condition of the approval of the subdivision. The City did apply for a grant with the DNR to help fund the bike path. The grant is for \$200,000 with a 20% match that Staff feels will get approved. Even though we are asking for the bike path to be put in by the developer, if the grant is received, we may be able to work with the developer to reduce the cost. There were high estimates for the bike path initially but that cost came in prior to the development. With the site work happening at the property, that cost will be lower.

Staff recommends the Plan Commission grant a Special Use Permit for a group development at 600 John Deere Road, with the following conditions:

1. Internal sidewalk connections should be added to the 7th Street and 52nd Avenue sidewalks
2. The applicant will provide landscaping and lighting plans that are fully in compliance with Chapter 35 of the Moline Code of Ordinances

The Commission discussed concerns and considerations of the following:

- Removal of the “ring road” meant for fire protection
- Whether Engineering had concerns with the development with the possibility of making 7th Street four lanes in the future
- Wondered if there was a grading plan as a berm would be nice addition on the 7th Street side to screen the building from the street and give screening to the patients who view 7th Street

- Developer responsible for the bike path required from John Deere Road to 52nd Avenue
- Hospital did not have to put in bike path
- Developer having to remove and replace Starbucks' recently constructed sidewalk and replace with bike path

Mr. Mathias addressed the Commission's questions and concerns on the bike path and stated that Engineering did not have concerns with the development. He also let the Encompass Health Representatives address their remaining questions and concerns.

Sarina Davis introduced Encompass Health. Encompass operates 137 inpatient rehabilitation hospitals across the nation, offering post-acute care to patients that have suffered from an acute event such as a stroke, heart attack, neurological event, etc... Encompass provides services such as physical rehabilitation, occupational therapy and speech therapy to assist the patient to become more independent in their integration back into their everyday routine. This does not include drug, alcohol or mental rehabilitation. Patients will be transported from the acute care hospital to this new site via transport vehicle on a nonemergency basis. Patients then are admitted for an, on average, 13-day duration. During their stay, patients will receive 24/7 nursing care, are seen by a rehabilitation physician at a minimum of three days per week and will undergo three hours of intense physical rehabilitation each day. Although they provide services 24/7, the operating hours are typically from 7:00 am to 8:00 pm, allowing patients to rest overnight so that they are prepared for the next day's therapy session.

Rodney Gilcrest, Encompass Health Director of Design and Construction, explained that sidewalk was in the budget from 52nd Avenue to roughly 43rd Avenue. They are onboard to do that portion as a bike path but would like further discussion from beyond 43rd Avenue.

Jason Holdorf, with IMEG, stated they will be meeting the storm water requirements with two detention ponds, one on the North side and one on the South side of the building. The North pond design will release the required runoff from this site, but will additionally bypass the emergency overflow from the existing Trinity pond in the case there is a storm event that is greater than the 100-year storm. Essentially, it is capturing any water that overtops the existing pond and will route it through the Northern pond, to 7th Street, while still restricting the smaller storms. Mr. Holdorf stated he is open to looking at putting a berm within the landscaping along 7th Street if room allows and fire protection is still met. Access for Fire protection would be via the parking lots and are designed to fully support a fire truck. There likely will be oxygen deliveries so the parking lots will support those trucks as well. Fire protection would come from the North, West

and South sides of the property with the East side of protection coming from 7th Street.

There were no comments from the public.

Consensus of the Plan Commission was to limit the sidewalk/bike path to the extent of Lot 2 (43rd Avenue to 52nd Avenue) to remain consistent with other developments.

Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to approve the special use permit for Encompass Health subject to staff's recommendation of 1. Internal sidewalk connections be added appropriately to the public right of ways; 2. The applicant will provide landscaping and lighting plans that are fully in compliance with Chapter 35 of the Moline Code of Ordinances; and 3. Applicant will provide funds for constructing an 8-foot bicycle path from the North edge of their North boundary line at the 43rd Avenue intersection South to 52nd Avenue. Motion carried on roll call with the following vote: ayes Commissioners Graves, Trevor, Lee, Campbell, Fitzsimmons and Wetzel; nays: none. Commissioner Wermuth abstained from the vote.

b. Preliminary Plat – Unity Point 7th Street Subdivision (600 John Deere Road)

Mr. Mathias stated the Plan Commission approves and is the final decision maker on the preliminary plat for the Unity Point 7th Street Subdivision at 600 John Deere Road. The improvement plan is done after the preliminary plat but before the final plat. It will include the bike path along Lot 2 and sidewalk requirements for Lot 1 along the subdivision. The applicant can apply for a variance for sidewalk in the form of by putting money into the sidewalk fund or request temporary delay in sidewalk installation. The improvement plan is approved by the City Engineer. Staff recommendation is to approve the preliminary plat for the Unity Point 7th Street Subdivision at 600 John Deere Road.

Motion made by Commissioner Wetzel; seconded by Commissioner Trevor, to recommend approval of the preliminary plat for Unity Point 7th Street Subdivision at 600 John Deere Road. Motion carried on roll call with the following vote: ayes Commissioners Graves, Trevor, Lee, Campbell, Fitzsimmons and Wetzel; nays: none. Commissioner Wermuth abstained from the vote.

4. Old Business

a. 2020 City Council Goal Review and 2021 discussion

Mr. Mathias explained that he will be submitting to the City Council status of their 2020 Goals for the Plan Commission. Mr. Mathias is proud of what the Plan Commission was able to accomplish especially with him coming onboard in March and having to work within the COVID-19 Pandemic. The status of the goals are as follows:

1. Form-Based Code – Grant from IDOT
2. Tiny Homes – Waiting on what Rock Island is doing
3. ADUs – 2021 Public Hearing
4. Sign Code – Edits coming from Mr. Mathias in 2021
5. Complete Streets – Committee formed and meets every three weeks
6. Noise Ordinance – Code reflects the Illinois noise standards
7. Fence Ordinance – Updated ordinance not allowing new chain link fences in front yards

Mr. Mathias is requesting anything that the Plan Commission would like to review in 2021. Commissioner Graves would like to review our ordinance on house paint color and First Amendment rights. Commissioners will email Mr. Mathias anything they would like to review.

5. Public Comment

Mr. Mathias updated the Plan Commission that the City has hired a new Fire Marshal. Also, Ashley Pankey has resigned as a Plan Commission Member. Her position will need to be filled, as well as, any reappointments the Mayor wishes to do.

6. Adjourn

Motion made by Commissioner Fitzsimmons; seconded by Commissioner Graves, to adjourn at 5:24 p.m. Motion carried unanimously.

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