

**PLAN COMMISSION
MINUTES**

Wednesday, February 10, 2021

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

Absent: Peter McDermott

Staff: Chris Mathias

Others: None

1. Call to Order

Chairman Mack called the meeting to order at 4:00 p.m.

The Commission welcomed new Commissioner, Brendan John.

2. Approval of Minutes from January 13, 2021

Minutes were revised correcting Jason's last name from "Holdort" to "Holdorf." Also, the last bullet point on page 3 was corrected from "Developer having to remove and replace Starbucks' sidewalk and replace with bike path" to "Developer having to remove and replace Starbucks' recently constructed sidewalk and replace with bike path."

Motion made by Commissioner Wetzel; seconded by Commissioner Fitzsimmons, to approve the minutes from January 13, 2021 as amended. Motion carried unanimously.

3. New Business

None

4. Old Business

a. Sign Ordinance Amendment Discussion

Mr. Mathias reviewed the Sign Code Proposed Amendments that were included in the agenda packet. He requested feedback on non-residential temporary signs. Commissioner Fitzsimmons explained the signs are typically four feet by eight feet making them a total 32 square feet. They are typically vinyl, Masonite or corrugated. Sign listings are usually taken for 180 days. Land transactions could take a couple of years depending on development. Mr.

Mathias stated staff's proposal is 32 square feet with a 180 day limitation and add a clause could be added that real estate signs could have a time extension if property remains unsold as the City does not want to hinder development. Commissioner Trevor felt 32 square feet would be an acceptable size limitation. Following the review, Mr. Mathias opened it up for discussion.

The Commission discussed construction signs, subdivision signs, parked vehicle advertisements/portable signs, video gaming signage, beer/beverage signs, banner signs and their thoughts on when sign permitting should be required.

Mr. Mathias explained the definition of a banner and felt code enforcement, once fully staffed, would be able to handle all of their concerns.

Consensus of the Commission was to move forward with staff preparing for a public hearing.

b. Accessory Dwelling Units Ordinance Discussion

Mr. Mathias explained that he met with the Fire Marshal and Senior Building Inspector to address the Plan Commission's concerns on Accessory Dwelling Units (ADUs). With that information, he gave a presentation on rental inspections, fire codes, fire separation and building code regulations when it comes to ADUs. Rock Island did approve an ordinance on ADUs and Tiny Homes.

The Commission discussed whether a variance would be allowed, changes to neighborhoods, national trend and need for ADUs. They were also interested in the Alternatives for the Older Adult's and State Department of Aging's feedback on ADUs.

Consensus of the Commission was to review Rock Island's new ordinance on ADUs and Tiny Homes and continue the discussion.

5. Public Comment

None

6. Adjourn

Meeting adjourned at 5:05 p.m.

Respectfully submitted,

Fawn Schultz, Community & Economic Development Administrative Assistant