

Rock Island Board of Zoning Appeals Minutes

Council Chambers (3rd Floor), City Hall

1528 3rd Avenue

March 8, 2023

5:30 PM



Voting Members Present	Gary Snyder Kevin Day Bill Sowards Tanja Whitten Pandora Lawrence
Voting Members Absent	Gary Snyder Nichole Parker
Staff Present	Tanner Osing Daniel Gleason
Guests	

Call to Order and Roll Call

Vice Chair Day called the meeting to order at 5:30 PM and read the roll call.

Public Comment

There was no one present to make any general public comments. The meeting continued.

Approval of the Agenda

Mr. Mewes moved to approve the written agenda for March 8, 2023. Ms. Whitten seconded the motion. The motion carried unanimously on a vote of 5 to 0.

Approval of the Previous Meeting Minutes

Mr. Sowards moved to approve the minutes for January 11, 2023. Ms. Whitten seconded the motion. The motion carried unanimously on a vote of 5 to 0.

Old Business

None

New Business

Vice Chair Day explained the procedure to be followed for public hearings.

2023-02 Public Hearing: Richard Nunez of Radicle Venture, LLC for 1340 31st Street – Variance of 100 feet of the 100 foot separation requirement between the buildings and outdoor storage of a micro-brewery use and residentially zoned private property.

Osing presented the staff report. He stated that the zoning ordinance requires that there be a 100-foot separation standard between the buildings and outdoor storage of a micro-brewery use and residentially zoned private property (Chapter 18, Section 2-D). The

applicant plans to continue operating the current business. Radicle Effect Brewwerks serves a variety of craft beer and other beverages. Beer is brewed on-site and served at the establishment.

Osing also noted that staff was originally approached by Mr. Nunez regarding other property improvements, and subsequently discovered that the business did not have a variance for the separation requirement on file. The same zoning requirements were in effect regarding micro-brewery uses at the time the business was established. Staff reason to believe that the lack of other approval for the use was possibly an oversight. Staff and Mr. Nunez agreed to move forward with a variance request to ensure the business has proper zoning approval.

Mr. Mewes asked if the request was only to bring the property into compliance. Mr. Osing responded affirmatively.

Vice Chair Day called for the applicant.

Richard Nunez of Rock Island was sworn in. He said the business has been open for 10 years, and he wants to make sure there is proper zoning approval.

As there were no other questions and one else wished to speak, the public hearing was closed.

Decision Case 2023-02- Mr. Sowards made a motion to approve the request for the variance because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Mr. Mewes seconded the motion. The motion passed unanimously on a vote of 5 to 0 (Sowards, Mewes, Whitten, Lawrence, and Day).

2023-03 Public Hearing: The City of Rock Island's Parks & Recreation Department for Longview Park- Variances to allow temporary banner signs to be in place for more than 30 continuous days and to attach temporary and permanent signs to a fence.

Vice Chair Day noted that Osing had shared email messages that staff received from neighbors opposing the variance request.

Osing presented the staff report. He stated that the sign ordinance requires that temporary signs be taken down after thirty (30) continuous days (Sec. 4-68-G) and that attached signs be placed on a building (Sec. 4-64-A), and prohibits any signs attached by non-permanent means, such as zip-ties (Sec. 4-71-A).

He also noted the Parks & Recreation Department has an existing program in place to help drive revenue for park programming by selling sponsorship banners and event

advertising on park property. The sponsorship banners are made of a vinyl material and are attached to the fence with zip cable ties. The banners are proposed to remain in place for one (1) year as part of the sponsorship program. The proposed & existing signs will be located on the fence used for Whitewater Junction in the east yard of the park that is adjacent to 17th Street. The existing permanent sign (4' x 6') attached to the fence identifies Whitewater Junction. A maximum of four (4) temporary sponsorship banners measuring 4' x 6' are proposed

Mr. Mewes asked how long the signs have been at the park. Daniel Gleason of the City's Parks & Recreation Department explained the program started about 6 years ago, and explained on the sponsorship program helps to fund park activities.

Ms. Whitten asked if the signs would be regulated by the sign ordinance if they faced inward. Osing noted that they would not be regulated.

Vice Chair Day asked if hillside on 17th Street would have improved landscaping. Gleason explained that the hillside is a work in progress.

Vice Chair Day called for other opponents and proponents.

Calvin Carpenter of Rock Island was sworn in. Mr. Carpenter explained an issue with a placement of a fence. The Board asked if Mr. Carpenter had an opinion on the sign variance. He said he did not.

Mr. Mewes asked if the Parks Department had interested businesses in the program if the variance was to be approved. Gleason explained that there are interested businesses. Mr. Mewes also asked if the Parks Department had control over what business could put up a banner. Gleason responded affirmatively, and said the Department makes sure that the business mission aligns with the program. Commissioner's questioned if there would be any issues regulating the content, and if the messages should be family friendly. Ms. Lawrence asked if the company creates their own banner. Gleason responded that the Department creates the banners with input from the business.

As there were no other questions and one else wished to speak, the public hearing was closed.

Decision Case 2023-03- Ms. Whitten made a motion to approve the request for the variance because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Ms. Whitten also included the following stipulation for approval:

1. All signs shall be diligently maintained or replaced if the signs become tattered or otherwise damage.

Ms. Lawrence discussed the benefits that the program is likely to bring back to the community.

Ms. Lawrence seconded the motion, and it passed unanimously on a vote of 5 to 0 (Sowards, Whitten, Lawrence, Mewes, and Day).

2023-04 Public Hearing: The City of Rock Island's Parks & Recreation Department for Douglas Park- Variances to allow temporary banner signs to be in place for more than 30 continuous days and to attach temporary signs to a fence.

Osing presented the staff report. He stated the sign ordinance requires that temporary signs be taken down after thirty (30) continuous days (Sec. 4-68-G) and that attached signs be placed on a building (Sec. 4-64-A), and prohibits any signs attached by non-permanent means, such as zip-ties (Sec. 4-71-A).

He also noted the Parks & Recreation Department has an existing program in place to help drive revenue for park programming by selling sponsorship banners and event advertising on park property. The sponsorship banners are made of a vinyl material and are attached to the fence with zip cable ties. The banners are proposed to remain in place for one (1) year as part of the sponsorship program. The proposed will be located on the fence used for baseball diamond in the south yard of the park that is adjacent to 18th Avenue. A maximum of six (6) temporary sponsorship measuring 4' x 6' with one (1) of the banners measuring 5' x 12' are proposed.

Vice Chair Day called for the applicant.

Daniel Gleason explained that this variance includes a larger event sign, but the program is the same type of sponsorship program. Mr. Mewes asked about the cost to businesses to have a banner. Gleason explained the different price ranges.

As there were no other questions and one else wished to speak, the public hearing was closed.

Decision Case 2023-04- Ms. Lawrence made a motion to approve the request for the variance because:

1. Reasonable Return: The proposed variance will improve the return on the park and its activities to parks users.
2. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Ms. Lawrence also included the following stipulation for approval:

1. All signs shall be diligently maintained or replaced if the signs become tattered or otherwise damage.

Mr. Sowards seconded the motion.

Mr. Mewes clarified the stipulation. The motion passed unanimously on a vote of 5 to 0 (Sowards, Whitten, Lawrence, Mewes, and Day).

2023-05 Public Hearing: The City of Rock Island's Parks & Recreation Department for Schwiebert Riverfront Park- Variances to allow temporary banner signs to be in place for more than 30 continuous days and to attach temporary signs to a fence.

Osing presented the staff report. The sign ordinance requires that temporary signs be taken down after thirty (30) continuous days (Sec. 4-68-G) and that attached signs be placed on a building (Sec. 4-64-A), and prohibits any signs attached by non-permanent means, such as zip-ties (Sec. 4-71-A).

He also noted the Parks & Recreation Department has an existing program in place to help drive revenue for park programming by selling sponsorship banners and event advertising on park property. The sponsorship banners are made of a vinyl mesh material and are attached to the fence with zip cable ties. The banners are proposed to remain in place for one (1) year as part of the sponsorship program. The proposed signs include 6 temporary banner signs measuring 4' x 6' and 1 temporary banner sign measuring 5' x 12' on the fence at 18th Street & 1st Avenue. The applicant also proposes to locate 1 temporary banner sign measuring 4' x 6' on the fence at 17th Street & 1st Avenue.

Vice Chair Day asked if the signs could be placed anywhere on the property. Osing clarified that the location is based on the specific request. Board members discussed how location requirements are specified in the request.

As there were no other questions and one else wished to speak, the public hearing was closed.

Decision Case 2023-05- Ms. Whitten made a motion to approve the request for the variance because:

1. Reasonable Return: The proposed variance will improve the return on the property.
2. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Ms. Whitten also included the following stipulation for approval:

1. All signs shall be diligently maintained or replaced if the signs become tattered or otherwise damage.

Mr. Mewes seconded the motion. The motion passed unanimously on a vote of 5 to 0 (Sowards, Whitten, Lawrence, Mewes, and Day).

2023-06 Public Hearing: The City of Rock Island's Parks & Recreation Department for Hasselroth Park- Variances to allow temporary banner signs to be in place for more than 30 continuous days and to attach temporary signs to a fence.

Osing presented the staff report. He stated the sign ordinance requires that temporary signs be taken down after thirty (30) continuous days (Sec. 4-68-G) and that attached signs be placed on a building (Sec. 4-64-A), and prohibits any signs attached by non-permanent means, such as zip-ties (Sec. 4-71-A).

He also noted the Parks & Recreation Department has an existing program in place to help drive revenue for park programming by selling sponsorship banners and event advertising on park property. The sponsorship banners are made of a vinyl material and are attached to the fence with zip cable ties. The banners are proposed to remain in place for one (1) year as part of the sponsorship program. The proposed & existing signs will be located on the fence used for Eleanor Wallace Dog Park in the north yard of the park that is adjacent to 78th Ave West. A maximum of four (5) temporary sponsorship banners measuring 4' x 6' are proposed.

As there were no other questions and one else wished to speak, the public hearing was closed.

Decision Case 2023-06- Ms. Lawrence made a motion to approve the request for the variance because:

1. Reasonable Return: The proposed variance will improve the return on the park and its activities to park users.
2. Character Alteration: The proposed variance will not alter the character of the neighborhood.

Ms. Lawrence also included the following stipulation for approval:

1. All signs shall be diligently maintained or replaced if the signs become tattered or otherwise damage.

Mr. Mewes seconded the motion. The motion passed unanimously on a vote of 5 to 0 (Sowards, Whitten, Lawrence, Mewes, and Day).

Other Business

Osing noted that he expects there to be an April meeting.

Adjournment

Vice Chair Day asked for a motion to adjourn. Mr. Sowards moved to adjourn. Mr. Mewes seconded the motion. The motion carried unanimously on a vote of 5 to 0 at 6:19 PM.

Minutes submitted by Tanner Osing.