

## Rock Island Planning Commission Minutes

Council Chambers (3<sup>rd</sup> Floor), City Hall

1528 3rd Avenue

April 5, 2023

5:30 PM



<b>Voting Members Present</b>	Mike Creger Reshanda Johnson Norm Moline Maureen Riggs Sarah Wright
<b>Voting Members Absent</b>	Ted Johnson Bruce Harding Paula Rummels David Parker
<b>Staff Present</b>	Tanner Osing
<b>Guests</b>	

### Call to Order and Roll Call

Chair Creger called the meeting to order at 5:32 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

Riggs moved to approve the written agenda for April 5, 2023. R. Johnson seconded the motion. The motion carried unanimously on a vote of 5 to 0.

### Approval of the Previous Meeting Minutes

Riggs moved to approve the minutes for March 1, 2023. R. Johnson seconded the motion. The motion carried unanimously on a vote of 5 to 0.

### Old Business

None

### New Business

#### Review of Final Plat for RILCO Subdivision

Osing presented the staff report. He stated that the subdivision plat is a four lot major plat located at 80 13<sup>th</sup> Avenue and 1320 1<sup>st</sup> Avenue, zoned I-1 (light industrial) district. The entire site is developed and used by RILCO, Inc. However, the owner intends to subdivide the parcel into four lots in order to sell the proposed Lot 4 and retain the parcel used for RILCO's tank farm on Lot 3. Additionally, the parcel addressed 1320 1<sup>st</sup> Street is separated by City right-of-way and includes area to the east and west of 1<sup>st</sup> Street.

Riggs clarified what irregularities will be eliminated by the subdivision plat. Osing noted that there is a combined parcel that is separated by City right-of-way, which the subdivision will resolve.

Wright asked what was the reasoning for initiating the subdivision plat. Osing commented that RILCO wishes to sell off part of a lot from a larger lot and maintain ownership of the land where their tank farm is located. Wright also clarified the use of the tank farm. Osing explained how the tank farm is used by RILCO.

Osing also explained the side yard setback variance needed for the drive-through on the southwest corner of the building on Lot 4. R. Johnson asked a question regarding the boundaries of Lot 4.

Moline asked the surveyor, Kevin Cox, if he had any comments regarding the subdivision. Kevin Cox noted that the subdivision cleans up the lot lines and parcel configuration. Moline asked if the subdivision will make sense for the future use of the land. Kevin Cox said he believes so, and the subdivision basically follows existing parcel lines with the exception of the tank farm.

As there were no other comments or discussion, Chair Creger called for a motion. Osing clarified the recommended motion.

Riggs moved to approve a recommendation that the City Council approve the final plat with minor technical corrections. Moline seconded the motion. The motion carried unanimously on a vote of 5 to 0.

### **Other Business**

None

### **Adjournment**

Chair Creger asked for a motion to adjourn. Wright moved to adjourn. Chair Creger seconded the motion. The motion carried unanimously on a vote of 5 to 0 at 5:45 PM.

Minutes submitted by Tanner Osing.