



APPROVED

**MINUTES OF THE PLANNING COMMISSION
MEETING OF AUGUST 6, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its regularly scheduled meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. Present were Commissioners Ed Hanna, Ted Johnson, David Levin, Jason Lopez, Tim Meegan, Norm Moline, Diane Oestreich and Bruce Peterson. Commissioners Michael Creger, Lorian Swanson and Berlinda Tyler-Jamison were absent. The meeting was called to order by Chairman David Levin at 5:20 PM. Also in attendance were Alan Fries, Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE JULY 2, 2013 MEETING

The Commission considered the matter of approval of the minutes of the July 2, 2013 meeting. Commissioner Oestreich asked that the corrections to the transcript be listed in the meeting minutes. Commissioner Moline stated that his comments in the third paragraph on page 3 should be revised to more accurately reflect what was said. Mr. Griffith asked if he could revise the text and send it to Dr. Moline for review before inclusion into the meeting minutes. After a brief discussion, Commissioner Oestreich made a motion to approve the minutes with the revisions as discussed. Commissioner Moline seconded the motion and the Commissioners unanimously approved the minutes.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda for the meeting. Chairman Levin asked if there were any suggested amendments to the written agenda and seeing none, asked for a motion. Commissioner Meegan made a motion to approve the written agenda as presented, which was then seconded by Commissioner Johnson. The Commissioners then voted unanimously to approve the written agenda.

PROCEDURAL EXPLANATION

Chairman Levin provided a brief explanation of the public hearing procedures for the benefit of the Planning Commissioners and those in attendance.

PUBLIC HEARING #2013-08: REQUEST FROM THE CITY OF ROCK ISLAND TO CHANGE THE ZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT TO B-4 (HIGHWAY/INTENSIVE BUSINESS) DISTRICT AT 3917, 3923, 4003 AND 4009 – 9TH STREET.

Next there came before the Planning Commission Public Hearing #2013-08: consideration of a request from the City of Rock Island, for approval of a request by the City of Rock Island to change the zoning from R-3 (one and two family residence) district to B-4 (highway/intensive business) district at 3917, 3923, 4003 and 4009 – 9th Street. Mr. Fries presented the staff report to the Planning Commission and those in the audience. Commissioner Oestreich asked if there had been any comments from the schools and Mr. Fries replied that no comments had been received other than from the interested party.

Hearing no further questions from the Commissioners for staff, Chairman Levin asked Ms. Delores Cox, who had registered as an interested party, to come forward and she declined. Chairman Levin then asked if anyone else in the audience cared to address the Commission, whether in favor or opposed to the request. Seeing none, Chairman Levin closed the public hearing and asked for a motion.

Commissioner Johnson made a motion to recommend approval of the request to City Council, as requested. Commissioner Lopez seconded the motion. Commissioner Oestreich asked if 9th Street was still proposed to be closed just beyond this site. Mr. Fries answered that a small portion of 9th Street was proposed to be closed, behind the 7-Eleven store, but that the developers of Black Hawk Commons at the former Michael's Trailer Park site, were planning to build the internal streets to City specifications and then dedicate them to the City. Mr. Meegan stated that he had seen traffic back up at both schools on 9th Street when parents picked up and dropped off kids, but felt that there would be no change in traffic flow or impact to Nancy's Pies. Commissioner Peterson asked if the Planning Commission would review a plan for the Watch Tower Plaza site when submitted. Mr. Griffith answered that since the zoning was in place that the only public hearing would be in case there were any variances requested and those requests would go to the Board of Zoning Appeals.

Hearing no further discussion from the Planning Commission, Mr. Levin asked for a voice vote. The Commission voted 8—0 to recommend approval of the rezoning request to the City Council.

COMPREHENSIVE PLAN UPDATE

Brandy Howe provided a brief update on the City's Comprehensive Plan. She reported that the City Council had approved the selection of Vanderwalle & Associates, that she was compiling the results of the Planning Commissioner and Department Directors Survey, and that the Community-Wide Survey was now available on the City's website, with paper copies at various locations throughout the City. Ms. Howe stated that she was in the process of organizing a community-wide visioning workshop, perhaps on Saturday, September 14th. She stated that she was finalizing the existing conditions report and would distribute it to the Commissioners

next week for the August 20th Steering Committee meeting. Ms. Howe stated that the compressed schedule would be difficult to adhere to in order to keep within the required grant guidelines, but felt she could keep to it. In response to a question from Commissioner Peterson, she stated that the state statutes allow cities to plan up to 1½ miles outside their boundaries, but that there should be no conflict with the City of Moline where the 1½ mile radii overlap.

OTHER BUSINESS

Mr. Griffith stated that he wasn't aware of any items for the September meeting yet, but that the submittal deadline was not until August 14th. Mr. Fries stated that he had already received an application for the final phase of the Friendship Manor PUD and was expecting a submittal for a plat or two and perhaps for another phase of the Black Hawk Commons PUD.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act (OMA) training as required by the State of Illinois. He asked for a show of hands for everyone who had completed the OMA training and all Commissioners present raised their hands. He concluded by asking the Commissioners to be mindful of any *ex parte* communications and to contact the Planning Office with any questions regarding any items on upcoming agendas.

Mr. Peter Ruklik of 2128 – 22nd Street approached the Commission and asked how he, as a citizen, could get involved in the comprehensive planning process. He asked where he could obtain a copy of the current comprehensive plan, referring to comments from recent public hearings regarding the Fareway store. Mr. Ruklik asked where he could obtain copies of various neighborhood plans, how he could access the survey mentioned earlier, and when there would be a schedule of visioning meetings to allow public input. Several of the Commissioners advised him to keep informed of the process and to attend meetings, especially those with the Planning Commission Steering Committee.

ADJOURNMENT

Commissioner Meegan made a motion to adjourn the meeting at approximately 5:55 PM. Commissioner Lopez seconded the motion and it carried unanimously. The next meeting of the Planning Commission would be August 20, 2013.

Respectfully submitted,

A handwritten signature in black ink that reads "Ben Griffith". The signature is written in a cursive, slightly slanted style.

Ben Griffith, AICP