



APPROVED

**MINUTES OF THE PLANNING COMMISSION
COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #5
DECEMBER 3, 2013
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held a Comprehensive Plan Steering Committee meeting in the City Hall Council Chambers at 1528 – 3rd Avenue, Rock Island, Illinois. The meeting was called to order by Chairman David Levin at 5:30 PM. Present were Commissioners Michael Creger, Ted Johnson, David Levin, Norm Moline, Diane Oestreich, Bruce Peterson, Lorian Swanson and Berlinda Tyler-Jamison. Commissioners Bruce Harding, Jason Lopez and Kevin Nolan were absent. Also in attendance were Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE NOVEMBER 5, 2013 MEETING

The Commission considered the matter of approval of the minutes of the November 5, 2013 meeting. After a brief discussion, Commissioner Creger made a motion to approve the minutes as presented. Commissioner Oestreich seconded the motion and the Commissioners unanimously approved said minutes.

AN ORDER APPROVING THE MINUTES OF THE NOVEMBER 19, 2013 MEETING

The Commission considered the matter of approval of the minutes of the November 19, 2013 meeting. After a brief discussion, Commissioner Oestreich made a motion to approve the minutes with Mr. Ruklic's address corrected. Commissioner Tyler-Jamison seconded the motion and the Commissioners unanimously approved the minutes as corrected.

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 Johnson made a motion to approve the written agenda as presented, which was seconded by Commissioner Tyler-Jamison.

CONTINUED DUSCUSSION OF THE DRAFT COMPREHENSIVE PLAN

Ms. Howe provided a brief review of the draft Comprehensive Plan and stated that several Commissioners had provided written comments. There was generally positive feedback regarding the proposed transitional overlay guidelines for the future land use map. The

Commissioners discussed specific locations of the “bubble” overlays, such as along 14th and 18th Avenues and 30th and 38th Streets. They also discussed specific verbiage in the proposed overlay guidelines, striking, revising and adding text. Ms. Howe will provide proposed text changes to Mr. Scott Harrington at Vandewalle & Associates to update the guidelines.

There was an extensive discussion regarding site-specific plan proposals, owner-initiated vs. City-initiated rezonings, conversion of single-family residences for small businesses, and the pros and cons of rezonings vs. special use permits, especially where potential financing from lenders was involved.

Commissioner Moline asked about the Riverfront Overlay District, stating that he did not see a reference to it in the draft plan. Ms. Howe responded that she viewed it as a zoning district and had not mentioned it in the plan but would reference it.

Commissioner Oestreich stated that the Planning Commission had recommended approval of wind and solar ordinances and that the City Council had not adopted them.

Commissioner Johnson asked about the Augustana College master plan. Ms. Howe stated that she had contacted Kai Swanson but had not yet received any response. Commissioner Moline provided a brief summary of the master planning process, concluding that it was never finished nor was it adopted by the college since there was much opposition to the initial proposed plan.

Commissioner Moline stated that while the draft plan had all the things he would expect a good comprehensive plan to have, he felt that it should also have some specifics prioritized for short-medium- and long-range objectives for the Planning Commission and City Council to act on. Ms. Howe responded that his concerns would probably be met in the implementation chapters which would be available for review in the next version of the draft plan.

Commissioner Moline stated that he had difficulty in determining what changes had been made from the current future land use map to the proposed future land use map. He stated for the record, that he would not be able to make such a determination without a parcel-by-parcel listing of the changes made, or at least some sort of summary, for reference in future rezoning requests.

There was also a brief discussion about how often to update and revise the comprehensive plan once it is adopted. After some discussion, the Commissioners were comfortable with a regular ten-year review and update, but that there should be the ability to review in the interim years if the need arose. Ms. Howe stated that she would begin work on the next draft version and hoped to have it to the Commissioners before the end of the year so they could review it before their next regular meeting on January 8th.

PUBLIC COMMENTS

Chairman Levin stated that everyone had been provided the materials prepared by Mr. Ruklic and asked him if he would like to address the Commissioners. Mr. Peter Ruklic of 2128 – 32nd Street, provided an overview of his materials and asked the Commission for their feedback. Chairman Levin read an e-mail from Commissioner Harding to the audience. Commissioner Peterson stated that he felt like the Commission was pretty close to where Mr. Ruklic is with his imperatives. Commissioner Moline thanked Mr. Ruklic for articulating his thoughts and commented that the Commissioners and City staff struggle with balancing ideas such as his with the reality of Rock Island in the twenty-first century. Commissioner Oestreich stated that the draft Comprehensive Plan was the first one to mention walkability, cycling and transit, adding that density is the key. Commissioner Johnson stated that development has traditionally occurred in the core of the City, not at the outskirts and this lack of growth has provided an advantage in terms of walkability.

OTHER BUSINESS

Commissioner Oestreich reminded everyone about the APA Audio Conference at Bi-State the following day beginning at 3:00 PM.

Mr. Griffith stated that the next regularly scheduled meeting of the Planning Commission would be Wednesday, January 8, 2014 at 5:30 PM. He stated that no public hearing items had been submitted and that the deadline for non-advertised items wasn't until next Tuesday, December 17th but was not aware of anything pending.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act (OMA) training as required by the State of Illinois, especially for the new members. 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.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Commissioner Peterson made a motion to adjourn the meeting at approximately 6:44 PM. Commissioner Oestreich seconded the motion and it carried unanimously. The next regularly scheduled meeting of the Planning Commission is Wednesday, January 8, 2014 at 5:30 PM.

Respectfully submitted,



Ben Griffith, AICP