



APPROVED

**MINUTES OF THE PLANNING COMMISSION
COMPREHENSIVE PLAN STEERING COMMITTEE MEETING #6
WEDNESDAY, JANUARY 8, 2014
CITY OF ROCK ISLAND, ILLINOIS**

The Rock Island Planning Commission held its sixth 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 Bruce Harding, David Levin, Jason Lopez, Norm Moline, Diane Oestreich, Bruce Peterson and Lorian Swanson. Commissioners Michael Creger, Ted Johnson, Kevin Nolan and Berinda Tyler-Jamison were absent. Also in attendance were Alan Fries, Ben Griffith and Brandy Howe.

AN ORDER APPROVING THE MINUTES OF THE DECEMBER 3, 2013 MEETING

The Commission considered the matter of approval of the minutes of the December 3, 2013 meeting. After a brief discussion, Commissioner Lopez 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 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 hearing none, asked for a motion. Commissioner Oestreich made a motion to approve the written agenda as presented, which was seconded by Commissioner Lopez. The Commissioners then voted unanimously to approve the written agenda.

REVIEW OF DRAFT #2 COMPREHENSIVE PLAN AND DRAFT #2 STRATEGIC DEVELOPMENT PLAN

Ms. Howe provided a brief review and update of the second draft of the Comprehensive Plan, stating that several Commissioners had provided her with written comments. Commissioners Moline and Oestreich reviewed comments they had provided to Ms. Howe. Several Commissioners complimented Ms. Howe on the inclusion of the chart of changes, adding that it was extremely helpful to them.

There was a lengthy discussion about the conversion of houses from residential to commercial uses and the proposed transitional overlay districts. Several of the Commissioners had first stated their

opposition to the conversion of houses for commercial use, citing several examples of where it was not appropriate and why. There were also several Commissioners who pointed to examples where conversions seemed to work very well. After further discussion, it was the consensus of the Commissioners that the conversion of houses for commercial use should not be prohibited but reviewed on a case by case basis.

Several of the Commissioners stated their concerns with the transitional overlay areas, primarily, the potential for too much commercial intrusion into residential areas. The Commissioners liked the idea of applicants having a specific development in mind for a rezoning request, especially if it were to be a Planned Unit Development (PUD). There was much discussion about the City's current PUD regulations and how they seemed better suited for larger scale developments in the southwest section of the City. The Commissioners did not like the idea of rezoning a property just for the sake of placing it on the market. There was also discussion of reverting a zoning to its previous classification if the proposed development did not occur. Mr. Griffith explained that although it was preferable to have a proposed development accompany a requested rezoning, it was not required; that a rezoning was not for the proposed development, but allowed the entire list of uses permitted by right and by special use permit. He also explained that reverting a property's zoning classification to its previous zoning classification if the intended development did not take place was simply not practical from a financial point of view.

Commissioners Moline, Oestreich and Peterson offered some revised verbiage to the transitional overlay text. Commissioner Moline stated that the Riverfront Overlay Corridor District should be referenced in the Comprehensive Plan to call attention to it.

Commissioner Peterson suggested that the text which had been stricken on pages 111-112 regarding the establishment of a Business Development District be added back so that the Council could decide whether or not to include or strike it. He also suggested that there be joint meetings on an annual basis for the Council with the School Board, the Planning Commission and other elected and appointed bodies for better communications.

Commissioner Swanson stated that the County Courthouse be renovated as "Old Main" was on the Augustana College campus, to save money and to provide an inviting gateway into the City from the Centennial Bridge.

Commissioner Lopez suggested a meeting with City and School District staff to review the Comprehensive Plan and coordinate goals and strategies.

Commissioner Moline suggested enlarging the Rock River Delta area to include the wetland areas to the south of Sunset Marina since they could never be developed.

PUBLIC COMMENTS

Chairman Levin asked if anyone in the audience would like to provide public comments. Mr. Peter Ruklic of 2128 – 32nd Street, stepped up to the podium and addressed the Commissioners. Mr. Ruklik compared the sustainable transportation statements of the Comprehensive Plan to those of

El Paso, Texas, Omaha, Nebraska and others, asking if they were saying the same thing or if they were different. Ms. Howe stated that they were generally the same and that she was trying to be more inclusive of transportation options. Commissioner Peterson stated that the implementation chart lists the adoption of “complete streets” in 2015. Commissioner Lopez stated that he felt the document adequately addresses bicycle and pedestrian uses as well as transit issues, but pointed out that MetroLink is a separate entity from the City.

Mr. Ruklik also stated that it would be helpful to provide a guide for public involvement as part of a “resident toolkit.” Chairman Levin stated that there had been much public input with the comprehensive planning process. Commissioner Moline stated that there should also be a plan to reduce the misconceptions about the City. Commissioners Oestreich and Swanson strongly agreed.

OTHER BUSINESS

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

Mr. Griffith stated that Scott Harrington would be making a presentation to the City Council during their study session at their next meeting on Monday, January 13th beginning at 5:30 PM. He stated that the next regularly scheduled meeting of the Planning Commission would be Wednesday, February 5, 2014 at 5:30 PM, adding that no public hearing items had been submitted and that the deadline for non-advertised items wasn’t until Tuesday, January 14th.

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 Moline made a motion to adjourn the meeting at approximately 6:50 PM. Commissioner Oestreich seconded the motion and it carried unanimously. The next regularly scheduled meeting of the Planning Commission is Wednesday, February 5, 2014 at 5:30 PM.

Respectfully submitted,



Ben Griffith, AICP