



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, JULY 2, 2014
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. The meeting was called to order by Chairman David Levin at 5:31 PM. Present were Commissioners Michael Creger, Andrew Dasso, Bruce Harding, Ted Johnson, David Levin and Norman Moline. Commissioners Jason Lopez, Kevin Nolan, Bruce Peterson, Lorian Swanson and Berlinda Tyler-Jamison were absent. It was noted that the Chairman would be required to vote on all matters in order to make a quorum. Also in attendance was Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE JUNE 4, 2014 MEETING

The Commission considered the matter of approval of the minutes of the June 4, 2014 meeting. Mr. Griffith listed three typographical errors on the first page and Commissioner Creger stated that Commissioner Tyler-Jamison had nominated Commissioners Moline and Creger for Chairman and Vice-Chairman during election of officers. After a brief discussion, Commissioner Moline made a motion to approve the minutes with corrections as discussed. Commissioner Dasso seconded the motion and the Commissioners unanimously approved said minutes.

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 #2014-05: REQUEST FROM MR. DANIEL RANEY REQUESTING A REZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT TO O-1 (OFFICE) DISTRICT FOR PROPERTY LOCATED AT 2436 – 24TH STREET

Next there came before the Planning Commission a public hearing: a request for a rezoning by Mr. Daniel Raney for property at 2436 – 24th Street. Chairman Levin asked Mr. Griffith to present the request. Mr. Griffith provided a brief overview of the request and staff report. Chairman Levin asked the Commissioners if they had any questions for Mr. Griffith and there were none.

Chairman Levin addressed the Planning Commission, stating that the applicant, Mr. Daniel Raney was out of town due to the passing of his father-in-law that morning. He asked if the Planning Commission was comfortable discussing and acting on the request in light of the fact that there had been no objections from any of the adjacent property owners from the notification letters mailed on June 20th, or the publication of the legal ad on June 7th, and that there were no members of the public in attendance at the public hearing. There were no objections from the Commissioners and all agreed to move forward.

Commissioner Creger asked what the applicant did for a living and if he was a developer. Chairman Levin answered that the applicant was owner of Raney's Tree Service in Moline and that he owned some rental properties in Rock Island and Moline. He stated that he was concerned with the steep topography of the site and wondered how much engineering would be required to overcome it. Commissioner Creger then stated his concern with rezoning property for no specific use, citing the property on 24th Street just south of RIFAC, was rezoned from residential to O-1 for a proposed dental office yhat was never was built. Commissioner Johnson asked what else could go on the property as currently zoned. Commissioner Dasso answered single- or two-family residences, as were located on the adjacent properties.

Hearing no further discussion, Chairman Levin asked if anyone would care to make a motion. Commissioner Johnson then made a motion to recommend approval of the rezoning to the City Council. Commissioner Dasso seconded the motion. Commissioner Moline stated that the record should show that the applicant not being informed by the realtor of the property's zoning was irrelevant to their decision and did not factor into the need to rezone. Chairman Levin called for a vote and it was unanimously approved by the Planning Commission 6—0.

OTHER BUSINESS

Mr. Griffith stated that the Planning Office had received no public hearing requests for the August meeting, adding that the deadline for non-advertised items was not until the following week. He stated that the date for Planning Commissioner training had been confirmed. It would be held on Wednesday, August 27 from 5:00 to 8:00 PM at St. John's Lutheran Church on 7th Avenue, adding that food would be provided and Brandy Howe would be contacting everyone with more details.

Chairman Levin asked if there had been any updates regarding the former Audubon school site and Mr. Griffith replied that the Planning Office had not been contacted by anyone regarding the purchase agreement.

Mr. Griffith reminded the Commissioners of their need to complete their Open Meetings Act training as required by the State of Illinois, and to forward their certificates of completion to him. 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 Johnson made a motion to adjourn the meeting at approximately 5:48 PM. Commissioner Harding seconded the motion. The next regularly scheduled meeting of the Planning Commission is Wednesday, August 6, 2014 at 5:30 PM.

Respectfully submitted,



Ben Griffith, AICP