



APPROVED

**MINUTES OF THE PLANNING COMMISSION
WEDNESDAY, DECEMBER 2, 2015
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 Mike Creger, Andrew Dasso, Ted Johnson, David Levin, Jason Lopez, Bruce Peterson, Lorian Swanson and Berlinda Tyler-Jamison. Commissioners Bruce Harding, Norm Moline and Javier Perez were absent. Also in attendance were Alan Fries and Ben Griffith.

AN ORDER APPROVING THE MINUTES OF THE OCTOBER 7, 2015 MEETING

The Commission considered the matter of approval of the minutes of the October 7, 2015 meeting. After a brief discussion, Commissioner Lopez made a motion to approve the minutes as presented. Commissioner Swanson 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. Commissioner Tyler-Jamison recused herself from the discussion and voting on the public hearing request.

PUBLIC HEARING #2015-07: REQUEST FROM KEN ARNOLD (UNITY POINT HEALTH) FOR A REZONING FROM R-3 (ONE AND TWO FAMILY RESIDENCE) DISTRICT TO B-1 (NEIGHBORHOOD BUSINESS) DISTRICT AT 921-925 - 27TH AVENUE.

Next there came before the Planning Commission Public Hearing #2015-07, a request from Ken Arnold of Unity Point Health for a rezoning to allow for construction of a parking lot for an adjacent office building.

Mr. Fries presented the staff report, providing a review of the applicant's request, explaining the current site conditions, adjacent land uses and zonings, zoning history of the subject property, and provided a detailed site analysis of the proposed project.

Commissioner Creger asked about the use of invasive “burning bush” plantings in the landscape plan and Commissioner Johnson asked for a definition of “invasive.” Commissioner Peterson responded that invasives were non-native species whose seeds are spread by birds over a wide-ranging area which makes them very problematic. He stated they were a big problem in the Black Hawk State Historic Site and that they affect the soil, making it difficult to grow anything else around them.

Chairman Levin noted that the rezoning requested did not match the future land use map designation. Mr. Fries responded that Planning staff was aware of that but reasoned that the proposed parking lot would be next to an existing building occupied by a long-time, well-established corporate citizen, adding that the edges of the future land use map categories are sometimes difficult to define.

Commissioner Dasso asked if a fence would be installed along the western property line to screen and buffer the residential property located there. Mr. Fries replied that the code required a hedge or a fence, that there was an existing chain-link fence on the adjacent property and staff was comfortable with what had been proposed since it would primarily be a daytime use.

Hearing no further questions from the Commissioners for Planning staff, Chairman Levin opened the public hearing and asked the applicant to step forward to address the Commission.

Ms. Maggie Motto of 1717 State Street in Bettendorf, stepped up to the podium and signed in. She identified herself as a professional engineer with Missman, Inc. representing the owner/applicant, and stated that Mr. Fries had covered everything and had nothing else to add. She stated that she would work with the owner and landscape architect to select another shrub type to replace the burning bush.

Hearing no questions from the Commissioners for the applicant, Chairman Levin asked members of the public to step forward and speak.

Ms. Deanna Brumbaugh of 915 – 27th Avenue in Rock Island, stepped up to the podium and signed in. Ms. Brumbaugh expressed concerns with stormwater runoff, snow removal, increased traffic and the condition of the street, which she feared would be worsened due to heavy construction equipment. She stated that she had lived in her home for 15 years and that the homes at the site had been removed around 2003. Ms. Brumbaugh also expressed concerns about who would be responsible for the cost of street repairs after damage by construction equipment, fearing the high cost under the City’s street assessment program.

Ms. Motto explained that the sheet flow of the stormwater would be north to south and the design included bio-swales at the south end of the parking lot to catch and treat the runoff before conveying it into the City’s underground stormwater drainage system.

Commissioner Johnson stated that the City had recently abandoned the street assessment program for street improvements and that if there was any damage to the street that was not repaired by the applicant, the City would cover the cost of the repairs.

Hearing no further questions from the public, Chairman Levin closed the public hearing and asked the Commissioners if they had any further questions or discussion.

Commissioner Johnson made a motion to recommend approval of the rezoning request to City Council as proposed by the applicant, which was duly seconded by Commissioner Creger. Commissioner Creger stated that he would like to see burning bush removed from the landscape plan. Hearing no further discussion, Chairman Levin called for a vote and the Planning Commission voted 8—0 to recommend approval of the request, with Commissioner Tyler-Jamison abstaining. Chairman Levin stated the item would be placed onto the December 14th City Council agenda for final review and approval.

OTHER BUSINESS

Mr. Griffith stated that no requests had been submitted for public hearing for the January 6th Planning Commission meeting and that the deadline for non-advertised items wasn't until the following week. He stated Planning staff would inform the Commissioners whether or not there would be a meeting as soon as it was confirmed. Mr. Griffith 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 5:53 PM, which was duly seconded by Commissioner Creger. The next regularly scheduled meeting of the Planning Commission is Wednesday, January 6, 2016 at 5:30 PM in the City Council Chambers.

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, Secretary