

MINUTES
PLANNING COMMISSION
May 3, 2017
CITY HALL COUNCIL CHAMBERS

MEMBERS PRESENT: David Levin, Ted Johnson, Berlinda Tyler-Jamison, Jason Lopez, Bruce Harding, Lorian Swanson, Norm Moline, Bruce Peterson, Mike Creger

MEMBERS ABSENT: Javier Perez, Anthony Dasso

STAFF PRESENT: Randy Tweet, Chandler Poole, Ryan Berger, Alan Fries

CALL TO ORDER: Chairman Levin called the meeting to order at 5:30 PM.

AN ORDER APPROVING THE MINUTES OF THE JANUARY 4, 2017 MEETING

The Commission considered the matter of approval of the minutes of the January 4, 2017 meeting. Lopez made a motion to approve the minutes as presented. Creger seconded the motion and the Commissioners unanimously approved.

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 #2017-03 REQUEST FROM ROCK ISLAND COFFEE, LLC C/O LEE FRY COMPANIES, INC. TO CONSIDER A SITE PLAN REVIEW FOR A PROPOSED DUNCAN DONUT RESTAURANT AT 2711 18TH AVENUE, ZONED B-3 (COMMUNITY BUSINESS) DISTRICT.

The Community and Economic Development Director, Chandler Poole, spoke about the negotiation process between Duncan Donuts and the City to present to the Planning Commission the best possible site plan for the location.

The Applicant discussed the proposed site plan.

Creger asked about the applicant about the hours of operations. The Duncan Donuts will be possibly open from 5 am. until 10 at night.

Tyler-Jamison asked about the applicant about the illumination of the lighting and how the operation will function. Staff explained that illumination requirements are met with the proposed site plan. The applicant discussed how the restaurant will function. Donuts are not made on site and will be delivered frozen around 4 am. in a van not a large delivery truck.

Chairman Levin opened the meeting for public comment.

Ellen Martin from 1626 27th Ave of Rock Island asked about storm water retention and possible build up. Staff explained that the proposed site plan meets all storm water requirements. She requested that a second speed bump be placed at the exit near 17th Avenue. The Applicant agreed if permitted by the Rock Island engineering division. Staff added to the discussion that traffic studies are only required with Planned Unit Developments.

Andret Gaeta from 2630 16th Ave of Rock Island had concerns about the brightness of the signage. Staff explained that the illumination requirements are met with the proposed site plan.

David Martin from 1626 27th Ave of Rock Island liked that the bike rack was included on the site plan. Martin requested that there be sidewalk access from the north. This is not possible due to the location of the fence. Stripping on the asphalt as opposed to a sidewalk was suggested and accepted by the Applicant if permitted by the Rock Island's engineering division.

Chairman Levin called for any interested parties.

Peter Ruklic from 2128 32nd Street submitted a different possible site plan to the commission that located the building closer to 18th Avenue. He explained that the proposed design is one that you would find in a suburban area and that moving the building closer to 18th avenue provided for a more walkable and bikable development.

The applicant responded that the proposal fits well with the commercial corridor and pushing the building closer to 18th Ave would create issues with the drivethrough access points.

Chairman Levin closed the meeting for interested parties.

Harding made a motion to approve the site plan with changes accepted by the applicant. Tyler-Jamison seconded the motion and the Commissioners unanimously approved.

PUBLIC HEARING #2017-04 REQUEST FROM CITY OF ROCK ISLAND TO AMEND ARTICLES, THREE, EIGHT, TWENTY-EIGHT, THIRTY AND THIRTY-ONE OF THE ROCK ISLAND ZONING ORDINANCE REGARDING PROPOSED REGULATIONS FOR SELF SERVICE STORAGE FACILITIES WITHIN THE CITY.

Alan Fries and Ryan Berger explained the proposed changes to the zoning regulations for self-storage facilities within the City.

Chairman Levin opened the meeting for public comment.

Jim Davies owner of Ted's Boat – O – Rama had questions about the ordinance and how the changes will affect properties already zoned industrial. Staffs explained that the ordinance would be removing indoor storage from the list of authorized uses in the B-4 zone and add indoor storage to the list of permitted uses in industrial zones.

Chairman Levin closed the meeting for public comment.

Moline made a motion to approve the ordinance and Swanson seconded. The board discussed the motion. Johnson and Tyler-Jamison requested that the board not rush the decision and indoor storage could work in a B-4 zone with proper landscaping and parking requirements.

Moline changed his motion to table the ordinance Johnson seconded and the motion passed.

OTHER BUSINESS

None.

ADJOURNMENT

Hearing no other business, Chairman Levin asked for a motion to adjourn. Johnson made a motion to adjourn, which was seconded by Creger. Chairman Levin adjourned the meeting at 7:00.

Minutes submitted by Ryan Berger.