

Rock Island Planning Commission Minutes

Rock Island City Hall Council Chamber
1528 3rd Avenue
March 2, 2022
5:30 PM



Voting Members Present Mike Creger
Norm Moline
David Parker
Ted Johnson
Paula Rummels
Reshanda Johnson
Sarah Wright
Maureen Riggs

Voting Members Absent Bruce Harding

Staff Present Alan Fries

Call to Order and Roll Call

Chair Creger called the meeting to order at 5:30 PM and read the roll call.

Public Comment

There was no one present to make any general public comments. The meeting continued.

Approval of the Agenda

Mr. Johnson moved to approve the written agenda for March 2, 2022 Commission meeting.
Ms. Rummels seconded the motion. The motion carried unanimously on a vote of 8 to 0.

Approval of the Previous Meeting Minutes

Mr. Parker moved to approve the minutes for February 2, 2022 meeting. Ms. Wright seconded the motion. The motion carried unanimously on a vote of 8 to 0.

Old Business

Mr. Fries informed the Commission that Miles Brainard has been chosen by the City as the new Director of the Community and Economic development department.

New Business

Public Hearing 2022-2- Pizano Holdings LLC- Consider a rezoning from R-2 (one and two unit residence) district to B-2 (community business) district at 734 24th Street. *Recommended Motion: Move to deny the rezoning request, but to approve a Special Use Permit with stipulations.*

Mr. Fries presented the staff report. He said the applicant proposes to maintain the gravel parking area in order to locate an approximate 20 foot long intermodal storage container and to continue to park business trailers on the 3,300 square foot (30' x 110') site. Mr. Pizano's business office is located a few parcels to the north at 716 24th Street, which is zoned B-3. There is some off street parking at that site, but as his business has grown he has need for additional storage and parking for employees, business vehicles and customers. He has permission from Broadway Presbyterian Church to park some of these vehicles in the church's parking lot across the alley, but he is looking for more of a long term solution to his parking and storage needs on property he owns.

The Comprehensive Plan identifies "single family residential" land use for the property and residential neighborhood to the east, south and west. The proposed rezoning to B-3 does not correspond to the Comprehensive Plan land use designation. The subject site is also near the middle of the block and not close to the intersection of 24th Street and 7th Avenue. The lot is narrow and the residences to the north and south are close to the property line. Staff does not think the rezoning request is a reasonable expansion of business zoning for the neighborhood.

Staff does recommend that the Planning Commission consider a Special Use Permit to allow to use the property for business use to locate a 20' long intermodal container and business related trailers and vehicles at the site. Staff recommends the following stipulations be considered:

1. Hours of operation for utilizing and accessing the site for parking shall be 7:30 a.m. to 6:00 p.m.;
2. The parking lot shall be used for not more than two business trailers and one company vehicle, except for parking of any boom trucks;
3. The gravel parking surface shall not be expanded further to the east and the current gravel area shall be improved to asphalt or concrete within two years from date of approval.
4. Vehicle access to the site shall only be through the existing alley access point. No driveway access from 24th Street shall be allowed;
5. A six foot tall privacy fence shall be provided along the north and south property lines adjacent to the residences;
6. The storage container and business trailers shall be located a minimum of six (6) feet from the north, south and west property lines;
7. The use shall meet all other applicable codes and ordinances.

Mr. Moline asked what was staff's reasoning on the Special Use Permit recommendation. Mr. Fries replied that based on the Comprehensive plan designation, adjacent residential land use and the opportunity to place stipulations on the development staff recommends the Special Use Permit for the site.

Mr. Johnson said that there will be an improved parking area on the site and that will have an effect on the residential character of the neighborhood.

Mr. Parker said he and his aunt both live in the Broadway neighborhood and there has been no objections from neighbors and it is a good use for the smaller type vacant property.

Chairman Creger called for the applicant.

Martin Pizano, owner of the subject property, said he purchased his business property located at 716 24th Street seven years ago and has invested \$250,000 into that property and also has employed up to eleven people at one time. He said he has been parking his company vehicles and his employee vehicles in the

church lot to the west of his business office, but added that the church may be sold and the new owner may no longer allow him to use the parking lot. He said he does not want to have his employees to park on the street due to safety concerns. He said there are garages on both of the adjacent residential properties and the subject lot is very narrow making it difficult to locate a residential structure on the lot.

Mr. Johnson asked if he is acceptable to the recommendation for a Special Use Permit. Mr. Pizano replied that he was as it will also help his business to grow. He said is investing in Rock Island as an expanding business and has five business vehicles and trailers that he needs to find parking for.

As no one else wished to speak the hearing was closed.

Recommendation for Case #2022-2:

Mr. Johnson made a motion to recommend to the City Council denial of the rezoning and approval of a Special Use Permit with stipulations.

Ms. Wright seconded the motion, and it passed unanimously.

Public Hearing 2022-3- Consider a request from the City of Rock Island for an amendment to the Zoning Ordinance to regulate location of intermodal and portable storage containers.

Mr. Fries presented the staff report. He explained that staff has received increasing number of requests for information regarding location for both intermodal and portable storage containers in the city. The previous Zoning Ordinance had language for allowing temporary use of portable storage containers, but did not address larger industrial intermodal containers. The recent requests typically are for more permanent location and use of both of these types of containers for both business/industrial and residential locations. The current Zoning Code does not define or allow these containers. Staff now proposes adding additional language to the Code to define and allow intermodal and portable storage containers in certain zoning districts the city.

Staff believes that allowing the larger and more industrial type intermodal containers in industrial, business and office zoning districts. In business and office zones the containers must be located in a rear yard. The smaller portable storage containers will be allowed in residential zones, but limited to only one container per property at a time for up to 30 days. Non-residentially zoned properties may have up to three portable storage containers. The attached page identifies other regulations related to both types of containers (size, separation and setbacks). If approved by City Council the new regulations would be located in the "Off Street Parking and Loading" Section of Chapter 11 (General Provisions) of the Zoning Code.

This additional language should provide the clarity for staff, residents and businesses on the use and location of these two different types of storage containers.

Mr. Moline said it is important to have the language in the proposed ordinance amendment that to be adapted into a permanent structure it must meet all building and fire code regulations.

As no one else wished to speak the hearing was closed.

Recommendation for Case #2022-3:

Ms. Riggs made a motion to recommend to the City Council approval of the proposed amendments to Zoning Ordinance to regulate location of intermodal and portable storage containers.

Mr. Johnson seconded the motion, and it passed unanimously.

Other Business

None.

Adjournment

Chair Creger asked for a motion to adjourn. A motion was made, seconded and passed unanimously at 6:25 PM.

Minutes submitted by Alan Fries.