

## Rock Island Planning Commission Minutes

Rock Island City Hall Council Chamber  
1528 3rd Avenue  
September 2, 2020  
5:30 PM



**Notice:** As part of his Executive Order in Response to Covid-19, #2020-07, section 6, Governor Pritzker announced in part that “During the duration of the Gubernatorial Disaster Proclamation, the provisions of the Open Meetings Act, 5ILCS 120, requiring or relating to in-person attendance by members of a public body are suspended. Specifically, (1) the requirement in 5 ILCS 120/2.01 that ‘members of a public body must be physically present’ is suspended; and (2) the conditions in 5 ILCS 120/7 limiting when remote participation is permitted are suspended. Public bodies are encouraged to postpone consideration of public business where possible.” On Friday, June 12, 2020, the Governor signed P.A. 100-640 (SB 2135) into law, amending the OMA to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place during a declared public health disaster such as those related to COVID-19.

<b>Voting Members Present</b>	Mike Creger Bruce Harding Ted Johnson Norm Moline Kimberly Callaway-Thompson Maureen Riggs Sarah Wright
<b>Voting Members Absent</b>	David Parker
<b>Staff Present</b>	Miles Brainard and 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 were no comments from the public.

### Approval of the Agenda

Mr. Johnson moved to approve the agenda for September 2, 2020. Mr. Harding seconded the motion. The motion carried unanimously on a vote of 7 to 0.

### Approval of the Previous Meeting Minutes

Mr. Moline moved to approve the minutes for August 5, 2020 meeting. Ms. Riggs seconded the motion. The motion carried unanimously on a vote of 7 to 0.

### Old Business

*None*

### **New Business**

Public Hearing 2020-4- Rezoning from R-4 (one to six family residence) district to B-2 (community business) district at 716 24<sup>th</sup> Street.

Mr. Martin Pizano, 716 24<sup>th</sup> Street, said he purchased the property 5 years ago and has made many improvements to the building and site, along with adding employees to his electrical contracting business. He said he wants to continue to improve the property and have his business in Rock Island.

No one else wished to be heard.

Mr. Johnson moved to recommend that the City Council approve the rezoning because the property has been in commercial use for at least 40 years and it will conform to adjacent land use and zoning in close proximity to the property. The motion was seconded by Ms. Calloway-Thompson and approved on a vote of 7 to 0.

### **Other Business**

Update on Zoning Ordinance revisions. Mr. Brainard reviewed each section and highlighted proposed revisions and additions to the Zoning Ordinance.

Mr. Johnson asked about fees for requesting zoning changes and other requests. Mr. Brainard replied that the City will be doing research on fees from other Quad City area government jurisdictions.

Mr. Moline asked if setback and building separation requirements will be from exterior gutters or the furthest extent of the structural part of a structure. Mr. Brainard Staff proposes it to be taken from the furthest extent of the structural part of the structure.

Mr. Johnson said he is not yet convinced on the proposal for reducing the minimum ground floor area requirement from 900 square feet down to 400 square feet and wondered if it would be best to have the requirement for some but not every residential zoning district. He also asked staff to look at the proposed parking requirements for athletic fields.

Mr. Brainard asked how much more discussion would the Commission want before holding a public hearing on the proposed revisions.

Ms. Calloway-Thompson commended staff for their work on the revisions and said she is not sure how many more discussion sessions are necessary.

Mr. Moline said perhaps a discussion session could be held in October and a public hearing right after it at the same meeting, or in November. The consensus was to have another discussion session in October and a public hearing in November.

Mr. Johnson asked about public input. Mr. Brainard said the City would look into getting assistance from the City's marketing expert. He said some Commissioners had expressed interest to having an in-person discussion session and asked for input from Commissioners.

Mr. Harding, Ms. Riggs and Ms. Wright said they would be willing to have an in-person meeting. Mr. Brainard said that staff will look at having a hybrid type meeting next month in Council Chambers with

some Commissioners at the meeting and those who want to still do it remotely take part in the meeting that way. He said staff will discuss it and let the Commission know what was preferred by the City.

**Adjournment**

Chair Creger asked for a motion to adjourn. A motion was made, seconded and passed unanimously at 7:40 PM.

Minutes submitted by Alan Fries.