

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA
TUESDAY, DECEMBER 22, 2020; 5:00 PM
COUNCIL CHAMBERS, CITY HALL 226 WEST 4TH STREET

A partially electronic meeting was held because a fully "in person" meeting is impractical due to the concerns for the health and safety of Commission members, staff and the public presented by COVID-19 and to follow the Governor's proclamation and Mayor's Executive Order directing social distancing and placing restrictions on gatherings. In person attendance by the general public at any City of Davenport public meeting within its facilities shall be limited to 10 persons.

PUBLIC HEARING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Hepner,
Brandsgard, Reinartz, Maness, Garrington
Staff: Berkley, Werderitch

I. New Business

- A. Case REZ20-07: Request of Gravert Auto Sales, LLC to rezone 1435 West Locust Street from C-1 Neighborhood Commercial District to C-3 General Commercial District to permit a vehicle dealership [Ward 4].

Werderitch provided an overview of the case. Jason Gravert was present and gave comments. No members of the public spoke. With no comments, the public hearing closed.

II. Next Public Hearing: 1/05/2021

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Hepner,
Brandsgard, Reinartz, Maness, Garrington
Staff: Berkley, Werderitch

II. Report of the City Council Activity: None

III. Secretary's Report

Consideration of the December 1, 2020 Meeting Minutes.

Motion by Tallman, second by Hepner to approve the December 1, 2020 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee: None

V. Zoning Activity

A. Old Business

B. New Business: None

VI. Subdivision Activity

A. Old Business

- i. Case F20-12: Request of Park Place Five LLC for a Final Plat of Park Place Apartments Third Addition for a one lot subdivision on 0.97 acres, more or less, located at 5601 Eastern Avenue. [Ward 8]

Findings:

- 1. The plat conforms to the comprehensive plan Davenport+2035; and
- 2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F20-12 to the City Council with a recommendation for approval subject to the following conditions:

- 1. That the surveyor signs the plat; and
- 2. That the utility providers sign the plat when their easement needs have been met.

Motion by Hepner, second by Tallman to approve Case F20-12. Motion to approve was unanimous by voice vote.

B. New Business: None

VII. Future Business:

Staff received a subdivision plat application for Hugo First Addition, bounded by North Clark Street and the railroad tracks. The plat is to establish a 72,815 SF lot to

the east of North Clark Street. The application is currently under technical review. This item will appear at the January 5, 2021 Plan and Zoning Commission meeting.

Staff has received a zoning application to rezone 5000 Grand Avenue from R-MF Multi-Family Residential District to I-1 Light Industrial District. The purpose is to allow for construction of a communications building to house and operate electronics and fiber optic cable. The application is currently under technical review with the Public Hearing scheduled for January 5, 2021.

VIII. Communications: None

IX. Other Business: None

X. Adjourn

The meeting adjourned at 5:20 pm

XI. NEXT MEETING: January 5, 2021