

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 1, 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 impossible or 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 directing social distancing and placing restrictions on gatherings.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

There was nothing to report.

III. Secretary's Report

Consideration of the August 18, 2020 Meeting Minutes.

Motion by Tallman, second by Hepner to approve the August 18, 2020 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee

There was nothing to report.

V. Zoning Activity

A. Old Business: None

B. New Business: None

VI. Subdivision Activity

A. Old Business: None

B. New Business:

- i. Case F20-08: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights Third Addition for a 23 lot subdivision on 25.04 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8].

Berkley gave the staff report.

Motion by Tallman, seconded by Hepner, to forward Case F20-08 to the City Council with a recommendation for approval, subject to the following conditions.

Conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That a signature line for the City Plan & Zoning Commission is added and the City Approval stamp is removed;
4. That the 40' sanitary sewer easement shall continue south through Lot 23;
5. That easements denoted as utility shall be called out as sewer easements if a sewer is within it;
6. That the right-of-way to be dedicated shall not be platted as Outlot C;
7. That building setback lines shall be shown;
8. That notes be added to address drainage easement and excess stormwater passage statements;
9. That the plat is tied to two quarter corners both labeled with descriptions or two previously established lot corners both labeled with description of each corner; and
10. That a note be added to the plat stating that sidewalks shall be installed along street frontages when so ordered by the City.

Motion to recommend approval passed 8-0.

- ii. Case F20-09: Request of Scott County Family YMCA for a Final Plat of Scott County Family YMCA First Addition for a 3 lot subdivision on 13.36 acres, more or less, north of East 4th Street. [Ward 3]

Berkley gave the staff report.

Motion by Tallman, seconded by Hepner, to forward Case F20-09 to the City Council with a recommendation for approval, subject to the following conditions.

Conditions:

1. That the surveyor signs the plat;

2. That the utility providers sign the plat when their easement needs have been met;
3. That the Base Flood Elevation and flood shall be depicted and a note added stating the effective date of the most current Flood Insurance Study.
4. That a description shall be provided for a least two existing lot corners found.
5. That the easement granted to River Action for construction of the First Bridge shall be depicted.
6. That excess stormwater passageways be depicted as easements with a note for maintenance.
7. That all stormwater detention and water quality treatment areas shall be depicted as easements with access easements to the areas and a note on maintenance shall be added.

Motion to recommend approval passed 9-0.

VII. Future Business:

- A. Case F20-10: Dolan's 53rd Street 8th Addition

VIII. Communications: None

IX. Other Business: None

X. Adjourn

The meeting adjourned at 5:14 pm

XI. NEXT MEETING: September 22, 2020