

**CITY PLAN AND ZONING COMMISSION**  
**Public Hearing and Regular Meeting Minutes**

**Tuesday, August 14, 2018 at 5:00 PM**

**Council Chambers**  
**226 West 4<sup>th</sup> Street**  
**City of Davenport, Iowa 52801**

**PUBLIC HEARING AGENDA**

**Roll Call of the Membership**

Present: Ingram, Connell, Tallman, Hepner, Lammers, Reinartz, Johnson, Quinn.

Excused: Maness, Medd.

Staff Present: Flynn, Rusnak, Koops, Heyer

**OLD BUSINESS**

None.

**NEW BUSINESS**

1. Case REZ18-12: Request of Chris Townsend on behalf of Jimmy Holt, to rezone 1.43 acres, more or less, of property located at 3730 West Locust Street from "C-1" Neighborhood Commercial and "R-3" Moderate Density Dwelling District to "PDD" Planned Development District. [Ward 1]

Rusnak provided an overview.

Chris Townsend and Jimmy Holt provided comments.

No other comments were presented.

The public hearing was closed.

2. Case REZ18-13: Request of Hawkeye Paving to rezone 30.7 acres, more or less, of real property located at 8228 N. Fairmount Street (former Wacky Waters site) from "A-1" Agricultural District to "M-1" Light Industrial District to facilitate development of a new Contractor headquarters, shop and equipment storage. [Ward 2]

Scott Koops provided an overview.

Bill Perkins from Hawkeye Paving provided comments.

No other comments were presented.

The public hearing was closed.

3. Case ROW18-02: Request of the City of Davenport for the vacation (abandonment) of public right-of-way along the 5000 block of Forest Grove Ct east to the corporate limits, containing 1.47 acres, more or less. [Ward 6]

Scott Koops provided an overview.

No other comments were presented.

The public hearing was closed.

**Next Public Hearing:**

Tuesday, September 4, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall – 226 West 4<sup>th</sup> Street.

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**REGULAR MEETING AGENDA**

- I. **Roll Call of the Membership** Present: Ingram, Connell, Tallman, Hepner, Lammers, Reinartz, Johnson, Quinn. Excused: Maness, Medd. Staff Present: Flynn, Rusnak, Koops, Heyer

- II. **Report of the City Council Activity**

1. Third Consideration: Ordinance for Case No. REZ18-06 being the request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service for a rezoning (map amendment) on 4,380 square feet (0.10) acre of property known as 1909 North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service Center. [Ward 1] **ADOPTED 2018-348**
2. Third Consideration: Ordinance for Case No. REZ18-07 being the request of Tim Shaffer of Shaffer Automotive Service LLC dba Dales Service for a rezoning (map amendment) on 6,000 square feet, more or less, of property known as 3816 West Locust Street located north of West Locust Street and east of North Zenith Avenue. The rezoning is from "R-3" Moderate Density Dwelling District to "C-2" General Commercial District to provide parking for the associated business Dales Service Center. [Ward 1] **ADOPTED 2018-349**

- III. **Secretary's Report**

Consideration of the July 31, 2018 meeting minutes.

- IV. **Report of the Comprehensive Plan Committee** Flynn gave an update on the zoning ordinance revisions.

- V. **Zoning Activity**

- A. **Old Business**

None.

- B. **New Business**

## **VI. Subdivision Activity**

### **A. Old Business**

None.

### **B. New Business**

## **VII. Other Business**

None.

## **VIII. Future Business**

Preview of items for the September 4, 2018 public hearing and/or regular meeting (*note- not all items to be heard may be listed*):

1. Case REZ18-14: Request of Dan Elias to rezone 1.49 acres, more or less, of property located at 4435 East 53rd Street from "R-2" Low Density Dwelling District to "PDD" Planned Development District. [Ward 6]
2. Case REZ18-15: Request of Stacey Kiser-Willey with Vera French Housing, petitioner to rezone 1.3 acres, more or less, of property located on Main Street south of West 65th Street from "R-1" Low Density Dwelling District to "R-5M" Moderate Density Dwelling District. [Ward 8].
3. Case P18-05: Request of Kerry Condon on behalf of Pine Partners LLC for a Preliminary Plat for a 63 lot subdivision located west of Division Street and north of West 55th Street.

## **IX. Communications (Time open for citizens wishing to address the Commission on matters not on the established agenda)**

Flynn announced the hiring of Brandon Melton as Planner II. He starts August 27<sup>th</sup>.

## **X. Adjourn**

The meeting adjourned at 5:15 pm.

- *Note: Pursuant to §17.60.030 and §2.64.120 of the Davenport City Code the Commission is required to act on this item within 30 days unless the petitioner waives this requirement. Pursuant to the city code if the Commission does not act and report on this item within 30 days' time this agenda item is to be construed as approved by the Commission.*
- *Note: The Plan and Zoning Commission meeting is not a public hearing. It is time for the commission to discuss the issue(s) with City staff and if questions rise, with the developer.*
- *A rezoning or ordinance text amendment has a second public hearing before the City Council at its Committee of the Whole meeting. Notification of that meeting will be sent to surrounding owners following the Plan and Zoning Commission meeting.*

## **Next Public Hearing/Regular Plan & Zoning Meeting:**

Tuesday, September 4, 2018 at 5:00 P.M. in the Council Chambers of Davenport City Hall 226 West 4<sup>th</sup> Street.