

MINUTES

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA
TUESDAY, AUGUST 4, 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.

PUBLIC HEARING

I. Roll Call

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

II. New Business:

Case REZ20-06: Request of Malwa, LLC to rezone 1.38 acres, more or less, of property located at 4425 W. Locust Street from C-1 Neighborhood Commercial to C-2 Corridor Commercial to permit retail alcohol sales [Ward 1].

Berkley provided an overview of the case. Pardeep Mann or Malwa, LLC and his representatives were present and gave comments. Jimmy Holt spoke in opposition of the proposal.

With no further comment, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

II. Report of the City Council Activity

Resolution approving Case F19-17, final plat of Terrace Ridge Park 10th Addition.
ADOPTED 2020-291.

Resolution approving Case F20-06, final plat of Animal Family Vet Care Center 1st Addition. ADOPTED 2020-307.

Resolution approving Case P20-1, preliminary plat of KC Kimberly Hills Addition.
ADOPTED 2020-308.

III. Secretary's Report

Consideration of the June 30, 2020 Meeting Minutes.

Motion by Tallman, second by Maness to approve the June 30, 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

Case F20-07: Request of John Wisor for a Final Plat of Wisor's Historic Bier Garten Addition on 9,111 SF, more or less, located at the northeast corner of E 11th and Mound Streets, being 1107 Mound Street; plat to contain one commercial lot. [Ward 5]

Berkley gave the staff report.

Findings:

- 1) The plat conforms to the comprehensive plan Davenport+2035; and
- 2) The plat would achieve consistency with subdivision requirements.

Motion by Ingram, seconded by Tallman, to accept the listed findings and forward Case F20-07 to the City Council with a recommendation for approval. Vote to approve was approved (7-0) with Garrington abstaining.

VII. Future Business: None

VIII. Communications: None

IX. Other Business

Case FPV20-02: Request for a flood variance to allow the construction of a UV Disinfection System below Base Flood Elevation at 2606 S. Concord Street. Strand & Associates on behalf of the City of Davenport, Petitioner [Ward 1].

Berkley gave the staff report.

Findings:

- 1) The proposed project is a functionally dependent use that is required to be in close proximity to water and to the Water Pollution Control Plant.
- 2) The proposed project has addressed relevant factors in Section 15.44.190E.
- 3) A certified statement from a licensed Professional Engineer stating the design will be reasonably safe from flooding has been obtained.

Motion by Ingram, seconded by Tallman, to approve the variance request and forward Case FVP20-02 to the Iowa Department of Natural Resources for concurrence. Vote to approve was unanimous (8-0).

X. Adjourn

The meeting adjourned at 5:40 pm

XI. NEXT MEETING: August 18, 2020