

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 19, 2022; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Eikleberry, Tallman, Inghram, Hepner, Reinartz, Maness, Stelk
Excused: Johnson, Brandsgard, Garrington
Staff: Berkley, Werderitch

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the July 5, 2022 meeting minutes.

Motion by Hepner, second by Tallman to approve the July 5, 2022 meeting minutes.
Motion to approve was unanimous by voice vote (7-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ22-04: Request of SCI Iowa Funeral Services Inc. to rezone 1200 East 39th Street from S-OS Open Space District to C-1 Neighborhood Commercial District. [Ward 7]

Werderitch provided an overview of the proposed rezoning request. The purpose of the rezoning request is to allow a change in building function from a funeral home to a reception facility. Cunnick-Collins Mortuary & Cremation Service currently operates a funeral home at 1200 East 39th Street. The owners intend to expand the business beyond funeral services by renting the gathering spaces for other reception activities.

The applicant, Travis Rigdon-Market Manager for SCI Iowa Funeral Services Inc., was in attendance to explain the rezoning request. The intention is to utilize the existing building for celebration of life events.

Commissioners were generally supportive of celebration of life events and understand the demand to provide services that do not follow traditional norms. However, a rezoning to C-1 Neighborhood Commercial was generally not favored by the Commission as the best option to achieve the applicant's request.

Staff recommended Case REZ22-04 be forwarded to the City Council with a recommendation for denial.

Findings:

1. The proposed rezoning to C-1 Neighborhood Commercial District is inconsistent with the Comprehensive Plan and adopted land use policies, which identifies the site as Parks and Recreation. Amending the property to a commercial zoning district is considered spot zoning.
2. The petition is not compatible with the zoning and land uses of nearby property.
3. The rezoning request is not compatible with the established neighborhood character, which includes cemeteries and multi-family residential dwellings.
4. The proposed amendment may be detrimental to the public health, safety, and welfare of the City.
5. Rezoning the property to C-1 Neighborhood Commercial District does not create any nonconformities.

Motion by Tallman, second by Hepner, to approve staff recommendation for denial of Case REZ22-04 in accordance with the listed findings. Motion to approve staff recommendation for denial was approved by a roll call vote (6-1. Commissioner Schneider voting against).

VI. Subdivision Activity

B. Old Business

C. New Business

VII. Future Business

VIII. Communications

Matt Flynn, Senior Planning Manager, announced his retirement from the City of Davenport. The Commission thanked Mr. Flynn for his years of service and expertise.

IX. Other Business

A. Election of Officers

Motion by Reinartz, second by Hepner, to retain the existing officers in their current positions (Chairperson: Robert Inghram; Vice-Chairperson: Barbara Maness; Secretary: David Tallman). Motion for the current officers to retain their positions was approved by a roll call vote (8-0).

X. Adjourn

Motion by Tallman, second by Hepner to adjourn the meeting. Motion to adjourn was unanimous by voice vote (7-0).

The meeting adjourned at 5:35 pm.