

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 5, 2024; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

REGULAR MEETING AGENDA

I. Roll Call

Present: Inghram, Hepner, Maness, Garrington, Schneider, Schilling, Johnson, Schneider, Tallman

Excused: Dunlop, Eikleberry, Stelk

Staff: Berkley, Werderitch

II. Report of the City Council Activity

Staff provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the February 6, 2024 meeting minutes.

Motion by Hepner, second by Tallman, to approve the February 6, 2024 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

VI. Subdivision Activity

A. Old Business

B. New Business

- i. Case F24-03: Request of 5CL Illinois LLC for a Final Plat of Nor-Dav 2nd Addition. The 2-lot subdivision is located at 1500 West 76th Street on 19.3 acres. [Ward 8]

Werderitch presented an overview of the final plat. The purpose of the subdivision is to separate the industrial building on the east side of the property from the two structures closest to the intersection of Division Street and West 76th Street.

Thad Denhartog, representative of the project, was in attendance to answer questions regarding the occupancy of the existing buildings. No site development is proposed with this subdivision.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F24-03 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. Vacate existing utility easements that do not contain infrastructure or are no longer required.
4. Provide an access easement for the shared driveway on West 76th Street.
5. Provide continuous sanitary sewer easement through southerly line of proposed lots 1 and 2.
6. Provide a private sanitary sewer easement for the line extending to Hawkeye Motorworks.
7. The existing stormwater detention easement area shall be depicted in the plat.

Motion by Tallman, second by Hepner, to approve staff recommendation.
Motion was approved by a roll call vote (7-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:08 pm.