

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, MARCH 2, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY “IN PERSON” MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR’S PROCLAMATION AND THE MAYOR’S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 10 PERSONS.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Brandsgard, Reinartz, Maness, Garrington

Excused: Inghram, Hepner

Staff: Berkley, Werderitch

I. Report of the City Council Activity

II. Secretary's Report

A. Consideration of the February 16, 2021 meeting minutes.

Motion by Tallman, second by Schneider to approve the February 16, 2021 meeting minutes. Motion to approve was unanimous by voice vote.

III. Report of the Comprehensive Plan Committee

IV. Zoning Activity

A. Old Business

B. New Business

- i. Case REZ21-01: Request of Dan Lorentzen on behalf of Rock Church Ministries Inc. to rezone Parcel P1304-02C from S-OS Open Space District to R-1 Single-Family Residential District to allow for the construction of a church [Ward 7].

Werderitch provided an overview of the case. Joshua Arguello, project Architect, presented the proposed site layout and conceptual design to the Commission. The Rock Church is working with abutting property owners to record a shared access and utility easement from East 46th Street to the subject property. Dan Lorentzen, petitioner, spoke on behalf of Rock Church and answered questions. The commissioners raised concerns about site access, utility services, flooding, and potential uses of the property under the existing S-OS Open Space District.

Staff recommend Case REZ21-01 be forwarded to the City Council with a recommendation for denial.

Findings:

1. The proposed amendment does not promote the orderly development of Davenport in accordance with the Comprehensive Plan and adopted land use policies.
2. The rezoning petition does not promote the preservation, protection, and conservation of natural resources.
3. The existing S-OS Open Space District is compatible with the zoning of nearby property.

Motion by Tallman, second by Schneider to approve staff recommendation for denial of Case REZ21-01. Motion to approve staff recommendation passed by a roll call vote 5 to 3. Commissioners Schneider, Medd, and Brandsgard voted against.

V. Subdivision Activity

A. Old Business

B. New Business

VI. Future Business

VII. Communications

VIII. Other Business

Berkley updated the Commission on Case REZ20-08 and Case REZ20-09.

IX. Adjourn

The meeting adjourned at 5:37 pm.