

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 28, 2023; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. New Business

- A. Case REZ23-01: Request of Midwest Fidelity Partners LLC to rezone 1930 and 1934 Division Street and 1711 Pleasant Street from R-4C Single-Family and Two-Family Central Residential District to C-2 Corridor Commercial District. [Ward 4]
- B. Case ROW23-01: Request of Midwest Fidelity Partners LLC to vacate the alley right-of-way located west of Division Street between Pleasant Street and Hickory Grove Road. [Ward 4]

Since Case REZ23-01 and ROW23-01 are related to the same site and development, the items were combined into a single public hearing.

Werderitch presented an overview of the rezoning request and alley right-of-way vacation. The purpose is to redevelop the existing properties, along with the three commercially zoned parcels to the south, for a car wash. Vacating the alley will further facilitate development of the site.

Josh Johnson, Houston Engineering Inc., was in attendance to answer questions relating to the operation of the car wash facility.

Two members of the public spoke in favor of the development. However, they did express concern over traffic flow, water management, and parking.

Commissioners commented on traffic, access points, safety, the operation of the car wash, and site lighting. The Commission directed staff and the petitioner to provide additional information on water management associated with a car wash.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinartz, Maness, Eikleberry, Stelk

Excused: Garrington

Staff: Berkley, Werderitch, Koops

II. Report of the City Council Activity

Berkley provided an update of the City Council activity.

III. Secretary's Report

A. Consideration of the January 17, 2023 meeting minutes.

Motion by Hepner, second by Tallman, to approve the January 17, 2023 meeting minutes. Motion to approve was unanimous by voice vote (9-0).

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

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

Motion by Maness, second by Reinartz, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 5:29 pm.