

MINUTES

PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, FEBRUARY 16, 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.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinarts, Maness, Garrington
Staff: Berkley, Werderitch

II. New Business

- A. 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. An abutting property owner spoke in opposition of the proposed zoning map amendment. Concerns raised during the public hearing included preserving the natural landscape and site access. Dan Lorentzen, petitioner, answered questions during the public hearing. The Commission inquired staff about the zoning designation of the property prior to the adoption of the new ordinance in 2019.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Medd, Johnson, Tallman, Inghram, Hepner, Brandsgard, Reinarts, Maness, Garrington
Staff: Berkley, Werderitch

II. Report of the City Council Activity

III. Secretary's Report

A. Consideration of the February 2, 2021 meeting minutes.

Motion by Tallman, second by Hepner to approve the February 2, 2021 meeting minutes. Motion to approve was unanimous by voice vote.

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old Business

B. New Business

VI. Subdivision Activity

A. Old Business

- i. Case ROW20-02 being the request of Palmer College of Chiropractic to vacate a portion of alley in Block 96 of LeClaire's 8th Addition [Ward 3].

Berkley introduced the case. At the February 2, 2021 Plan & Zoning Commission meeting, the Commission voted to table a decision on the alley in Block 96 of LeClaire's 8th Addition to allow the petitioner time to address concerns of the existing utilities located within the alley. The utilities have agreed to the relocation of their infrastructure to a proposed 15 foot utility easement running from the remaining portion of the alley north to 12th Street. This will be captured in a future subdivision.

Staff recommends the City Plan and Zoning Commission accept the listed findings for the alley in Block 96 of LeClaire's 8th Addition in Case ROW20-02 to the City Council with a recommendation for approval subject to the listed findings and conditions.

Findings:

1. The proposed right of way vacation would not impact adjacent property owners with the proposed ingress/egress easement; and
2. A utility easement would preserve the rights for utility providers maintaining utilities.

Conditions:

1. A 15 foot utility easement shall be dedicated for the preservation and maintenance of public utilities.
2. An ingress/egress easement shall be provided from the alley to 12th Street.

Motion by Maness, second by Tallman to approve the right-of-way vacation of the alley in Block 96 of LeClaire's 8th Addition. Motion to approve was unanimous by voice vote.

B. New Business

- i. Case F21-01 of Chris Townsend on behalf of Don Shewry for final plat West Lake Business Park 4th Addition on 3.2 acres, being a replat of lot 2 West Lake Business Park 3rd Addition (PIN T2435-02) located at 7630 Louis Rich Court containing 2 industrial lots. [Ward 1]

Berkley provided an overview of the final plat. Mike Richmond, Townsend Engineering, was present to answer questions pertaining to utility easements.

Staff recommend the City Plan and Zoning Commission forward F21-01 to the City Council with a recommendation for approval subject to the following:

1. A note shall be added to the plat listing the party(s) responsible for maintenance of the storm water basin.
2. Record the easement for maintenance access.
3. Note #9 shall be made to match the easement ('Storm water detention and water quality treatment easement').
4. Update the Maintenance Plan (signed agreement shall be needed prior to the plat being signed).

Motion by Maness, second by Hepner to approve Case F21-01 to the City Council with a recommendation for approval subject to conditions. Motion to approve was unanimous by voice vote.

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

The meeting adjourned at 5:32 pm.