MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, JULY 1, 2025; 5:00 PM
CITY HALL| 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call
Present: Inghram, Hepner, Schilling, Garrington, Eikleberry, Maness, Johnson, Thomas, Schneider, Tallman
Excused: Dunlop
Staff: Berkely, 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 May 6, 2025 meeting minutes.

Motion by Tallman, second by Johnson, to approve the May 6, 2025 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

1. Case FDP25-01: Request of Annie Wittenmyer Family, LLC to establish a Planned Unit Development at 2800 Eastern Avenue in accordance with the submitted Final Plan. [Ward 5]

Motion by Inghram, second by Maness, to forward Case FDP25-01 to City Council with a recommendation for approval in accordance with the listed findings.

Staff outlined the planned unit development review process, summarized the approved preliminary plan, and identified minor alterations in the final development plan.

Staff recommended Case FDP25-01 be approved in accordance with the submitted materials, subject to the following findings.

Findings:

1. The final development plan provides a public benefit to the City.
2. The final development plan meets the purpose of a planned unit development.
3. The final development plan is consistent with the preliminary plan.

Chris Ales, representative of Annie Wittenmyer Family LLC, was in attendance to answer questions and further describe the project.

Commissioners inquired about the archaeological site, phasing of development, historic preservation, and project financing.

Motion by Maness, second by Eikleberry, to amend the motion. The revised motion was to approve Case FDP25-01 in accordance with the submitted materials, and subject to the listed findings. Motion to approve was unanimous by a roll call vote (9-0).

VI. Subdivision Activity

A. Old Business

B. New Business

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 (9-0).

The meeting adjourned at 5:19 pm.