

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 16, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

Present: Dunlop, Eikleberry, Hepner, Johnson, Inghram, Maness, Garrington, Schilling, Thomas, Schneider

Excused: Tallman

Staff: Berkely, Reu, 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 September 2, 2025 meeting minutes.

Motion by Johnson, second by Garrington, to approve the September 2, 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 ORD25-02: Request of The City of Davenport to amend Title 17 of the Davenport Municipal Code regarding Solar Farms as a principal use and freestanding Solar Panels as an accessory use. [All Wards]

Commissioners and staff discussed a proposed amendment to the Davenport Zoning Ordinance regarding solar energy installations. The amendment would clarify regulations to permit both solar farms (utility and community scale facilities) and freestanding solar panels (ground-mounted systems) within the City.

Staff provided an overview of the draft language, noting that the amendment seeks to establish definitions, set location and design standards, and outline appropriate zoning districts for such uses. The intent is to balance the

promotion of renewable energy development with compatibility considerations for surrounding land uses.

Staff recommended the Commission hold further discussion and then table Case ORD25-02 to allow additional time to make revisions based on the feedback received. A formal staff recommendation would then be provided at the September 30, 2025 Plan and Zoning Commission meeting.

Commissioners raised questions about setbacks, screening requirements, impacts on agricultural land, and whether special use review would be necessary for larger facilities. Discussion also included how freestanding solar panels on individual lots would be regulated differently from utility-scale solar farms.

A member of the public, Ryan Kopf (owner of Iowa Solar), spoke in favor of an ordinance amendment if it provided homeowners with more flexibility to install solar panels. As a solar installer, he provided insight on the construction and materials used for freestanding arrays.

Motion by Garrington, second by Johnson, to table Case ORD25-02. Motion to table 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 Eikleberry, second by Johnson, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (9-0).

The meeting adjourned at 6:36 pm.