

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 30, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

I. Roll Call

Present: Eikleberry, Hepner, Tallman, Inghram, Maness, Garrington, Schilling, Thomas, Schneider

Excused: Dunlop, Johnson

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 16, 2025 meeting minutes.

Motion by Hepner, second by Tallman, to approve the September 16, 2025 meeting minutes. Motion to approve was unanimous by voice vote (8-0).

IV. Report of the Comprehensive Plan Committee

V. Zoning Activity

A. Old 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]

Motion by Inghram, second by Tallman, to remove Case ORD25-02 from the table to continue discussion. Motion to remove Case ORD25-02 from the table was unanimous by a roll call vote (8-0).

Commissioners and staff discussed revisions to the 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 revised 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. This is also a result of additional comments made by City Council at its September 30, 2025 Management Update Meeting.

Commissioners raised additional concerns regarding the decommissioning process, maximum height limitations, battery energy storage system safety measures, and the Special Use permit approval process.

There were no members of the public in attendance.

Motion by Tallman, second by Garrington, to table Case ORD25-02. Motion to table was unanimous by a roll call vote (8-0).

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 Tallman, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (8-0).

The meeting adjourned at 6:05 pm.