

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, SEPTEMBER 2, 2025; 5:00 PM
CITY HALL | 226 WEST 4TH STREET | COUNCIL CHAMBERS

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Roll Call

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

Excused: Hepner

Staff: Berkley, Reu, Werderitch

II. New Business

- A. 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]

Staff summarized a moratorium passed by City Council on solar farms and accessory freestanding solar panels. The purpose is to provide city staff additional time to evaluate current regulations and propose revisions where necessary. Staff presented a proposed amendment, which offers a more comprehensive approach to regulating solar systems.

Commissioners raised the following concerns: environmental impacts, process and responsibility for decommissioning solar farms, regulation of batteries associated with solar energy, providing public education for homeowners, enforcement of codes, and the possibility of regulating the visual impacts of accessory solar panels.

A member of the public, William Pamperin, spoke in favor of an ordinance amendment. He discussed the visual impacts of solar panels, particularly freestanding units on residential lots.

With no additional comments, the public hearing closed.

REGULAR MEETING AGENDA

I. Roll Call

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

Excused: Hepner
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 August 19, 2025 meeting minutes.

Motion by Tallman, second by Johnson, to approve the August 19, 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

VI. Subdivision Activity

A. Old Business

B. New Business

1. Case F25-11: Request of Birchwood South LLC for a Final Plat of Birchwood South 4th Addition. The 2-lot subdivision is located at 4551 East 52nd Street, on 3.93 acres. [Ward 6]

Staff presented an overview of the subdivision. The subject property consists of Lot 7 within the Birchwood South Second Addition. The undeveloped parcel is bounded by Lakeview Parkway, East 52nd Street, and Ravenwood Lane. The proposed subdivision is intended to support the development of the western portion of the property for a new commercial and office tenant, while the eastern half will be reserved for future development.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-11 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The final plat conforms to the comprehensive plan Davenport +2035.
2. The final plat prepares the area for future development.
3. The final plat (with conditions recommended by City Staff) will achieve consistency with subdivision requirements.

Conditions:

1. That the surveyor signs the plat.
2. That the utility providers sign the plat when their easement needs have been met.
3. The Sign Easement shall be revised to be located outside the Utility Easement.

Chris Townsend, representative of the applicant, was in attendance to answer questions.

Motion by Eikleberry, second by Manesss, to approve staff recommendation and conditions in Case F25-11. Motion to approve was unanimous by a roll call vote (9-0).

2. Case F25-12: Request of Baltic Property Holdings LLC for a Final Plat of Baltic Property. The 4-lot subdivision is located on 118th Avenue (Parcel 720123001). The 21.65-acre tract of land is in unincorporated Scott County. [Adjacent to Ward 1]

Staff provided a summary of the request. The subject property abuts Davenport's Municipal Limits, which is the right-of-way boundary of 118th Avenue. According to Section 16.08.020 of the Municipal Code, the City has the authority to review subdivisions within two miles of its boundary. This subdivision requires approval from both Scott County and the City. Following review by the City of Davenport, the County Board of Supervisors will make a final vote. It is staff's opinion that the plat would not have adverse effects on the City of Davenport.

Staff recommended the Plan and Zoning Commission accept the listed findings and forward Case F25-12 to the City Council with a recommendation for approval subject to the listed conditions:

Findings:

1. The location of the development is outside the urban service area.
2. The final plat prepares the area for future development.
3. The final plat will achieve consistency with subdivision requirements.

Brian Boelk, Axiom Consultants, was in attendance to answer questions. Scott County rezoned the subject property to a commercial zoning designation to facilitate the development of the site.

Commissioners inquired about compliance with Scott County's Comprehensive Plan.

Motion by Eikleberry, second by Johnson, to approve staff recommendation in Case F25-12. Motion to approve was unanimous by a roll call vote (9-0).

VII. Future Business

VIII. Communications

IX. Other Business

X. Adjourn

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

The meeting adjourned at 5:57 pm.