

PLAN AND ZONING COMMISSION MEETING

CITY OF DAVENPORT, IOWA

Tuesday, October 14, 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, Hepner, Johnson, Tallman, Maness, Garrington, Schilling, Thomas, Schneider, Inghram

Staff: Berkley, Reu

II. New Business

1. CASE ORD25-03: Request of Leverage Holdings LLC to amend Table 17.08-1: Use Matrix of the City of Davenport Zoning Ordinance to allow "Wholesale Establishments" as a permitted use in the C-3 General Commercial Zoning District [All Wards].

Staff presented a summary of the request. Commission asked Staff clarifying questions about statements from applicant – that permitting wholesale may increase truck traffic. Commission asked Staff for clarification that avenues for large commercial enterprises were designed for truck traffic – Staff confirmed.

No members of the public were present for comment. Thomas Pastnak spoke on behalf of the petitioner. Stated that wholesale in C-3 will not alter the character of the C-3 District. Wholesale was in the previous zoning code prior to the 2019 update, where C-3 Districts are now. And that the market is changing, commercial real estate development is slowing, pushing businesses to seek out existing and former box stores that may be easily retrofitted for wholesale businesses.

The commission had no questions for Pastnak. Staff will appraise the Commission of any correspondence from the public when the item is brought back for consideration. The public hearing closed.

REGULAR MEETING AGENDA

III. Roll Call

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

Staff: Berkley, Reu

IV. Report of the City Council Activity

V. Secretary's Report

1. Consideration of the September 30, 2025 meeting minutes.

Motion by Hepner, seconded by Tallman, to approve the September 30, 2025 meeting minutes. Motion to approve was unanimous by voice vote (10-0).

## VI. Report of the Comprehensive Plan Committee

## VII. 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]

Staff provided overview of the revisions to the proposed amendment to the Davenport Zoning Ordinance regarding solar energy installations. 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.

The commission raised no questions or additional comments regarding the proposed ordinance.

Motion by Inghram, second by Manes, to approve staff recommendations in Case ORD25-02. Motion to approve the case was unanimous by a roll call vote (10-0).

### B. New Business

## VIII. Subdivision Activity

### A. Old Business

### B. New Business

## IX. Future Business

## X. Communications

XI. Other Business

XII. Adjourn

Motion by Johnson, seconded by Tallman, to adjourn the meeting. Motion to adjourn was unanimous by voice vote (10-0).

The meeting was adjourned at 5:31 pm.