

MINUTES
PLAN AND ZONING COMMISSION MEETING
CITY OF DAVENPORT, IOWA
TUESDAY, APRIL 20, 2021; 5:00 PM
CITY HALL, 226 W 4TH ST, COUNCIL CHAMBERS

A PARTIALLY ELECTRONIC MEETING IS BEING HELD BECAUSE A FULLY “IN PERSON” MEETING IS IMPRACTICAL DUE TO CONCERNS FOR THE HEALTH AND SAFETY OF COUNCIL MEMBERS, STAFF, AND THE PUBLIC PRESENTED BY COVID-19, AND TO FOLLOW THE GOVERNOR’S PROCLAMATION AND THE MAYOR’S EXECUTIVE ORDER DIRECTING SOCIAL DISTANCING AND PLACING RESTRICTIONS ON GATHERINGS. IN PERSON ATTENDANCE BY THE GENERAL PUBLIC AT ANY CITY OF DAVENPORT PUBLIC MEETING WITHIN ITS FACILITIES SHALL BE LIMITED TO 20 PERSONS.

COMBINED PUBLIC HEARING AND REGULAR MEETING AGENDAS

PUBLIC HEARING AGENDA

I. Old Business

II. New Business

- A. Case REZ21-02: Request of Belser Ventures, LLC for a zoning map amendment to rezone 1320 West Kimberly Road from C-2 Corridor Commercial to C-3 General Commercial District to allow Heavy Retail of commercial electronic components; containing 5.37 acres more or less. [Ward 7]

Koops provided an overview of the case and a history of the property. Tom Pastrnak, applicant, gave an introduction to the proposed heavy retail commercial tenant. Ralph Armstrong, Electrical Engineering and Equipment, discussed the daily operations of the business and addressed concerns raised by the public. An abutting homeowner spoke in favor of the development if the outdoor storage of equipment is screened with a fence and landscaping. Another neighboring homeowner raised concerns regarding noise, appearance, truck traffic, outdoor storage, and the potential for allowing more intensive land uses if rezoned to the C-3 District.

After all in person and virtual attendees spoke, the public hearing closed.

III. Next Public Hearing: May 4, 2021

REGULAR MEETING AGENDA

I. Roll Call

Present: Schneider, Lammers, Johnson, Tallman, Hepner, Brandsgard, Reinartz, Maness, Garrington

Excused: Inghram

Staff: Berkley, Koops, Werderitch

II. Report of the City Council Activity

Berkley updated the commission on the following items that were approved by City Council:

1. Case CP21-01 – 5000 Grand Avenue: Amend the Davenport 2035 Future Land Use Map Designation from Residential General (RG) to Industry (I).
2. Case CP21-02 – 4607 East 53rd Street: Amend the Regional Commercial (RC) and Residential General (RG) land use boundaries on the Davenport 2035 Future Land Use Map.

III. Secretary's Report

- A. Consideration of the April 6, 2021 meeting minutes.

Motion by Tallman, second by Schneider to approve the April 6, 2021 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

- B. New Business

- i. Case ORD21-01: Request of the City of Davenport to amend various sections of Title 17 of the Davenport City Code, entitles "Zoning." [All Wards]

Berkley provided an overview and rationale for the proposed zoning ordinance amendments. No additional comments were provided by the Commission.

Staff recommends approval of the proposed amendments.

Motion by Hepner, second by Schneider to approve Case ORD21-01. Motion to approve was unanimous by a roll call vote (8-0).

VI. Subdivision Activity

A. Old Business

B. New Business

VII. Future Business

Berkley informed the Commission of an upcoming subdivision plat near the southeast corner of West 76th Street and North Division Street. In addition, there will be a public hearing for a rezoning petition for property at 6403 Elmore Avenue at the May 4, 2021 meeting.

VIII. Communications

IX. Other Business

A. Election of Officers

Motion by Hepner, second by Reinartz to table the election of officers to the May 4, 2021 Plan and Zoning Commission meeting. Motion to table failed by voice vote (0-9).

Motion by Garrington, second by Lammers to re-elect the current Chairperson, Vice-Chairperson, and Secretary. Motion to re-elect existing officers was unanimous by a voice vote (9-0).

Elected Officers:

- i. Chairperson: Robert Inghram
- ii. Vice-Chairperson: Barbara Maness
- iii. Secretary: David Tallman

X. Adjourn

Motion by Hepner, second by Tallman to adjourn the meeting. Motion to adjourn was unanimous by voice vote.

The meeting adjourned at 5:40 pm.