

**MINUTES**  
**PLAN AND ZONING COMMISSION MEETING**  
**CITY OF DAVENPORT, IOWA**  
**TUESDAY, APRIL 6, 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. New Business

- A. Case ORD21-01: Request of the City of Davenport to amend Title 17 of the Davenport City Code (hereto referred to as DMC), entitled “Zoning” amending the following sections [All Wards]:

Berkley provided an overview of the proposed zoning text amendments. No members of the public spoke at the hearing. Commissioner Lammers inquired if any recently approved items will be impacted by the zoning text amendments.

With no additional comments, the public hearing closed.

II. Next Public Hearing: April 20, 2021

**REGULAR MEETING AGENDA**

I. Roll Call

Present: Schneider, Lammers, Johnson, Inghram, Brandsgard, Reinartz, Garrington  
Excused: Tallman, Hepner, Maness  
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 REZ20-08 – 5000 Grand Avenue
2. Case REZ20-09 – 4607 East 53<sup>rd</sup> Street
3. Case ORD20-02 – Palmer College Major Amendment
4. Case ROW20-02 – East 11<sup>th</sup> Street and Alley Vacation
5. Case F21-01 – Westlake Business Park 4<sup>th</sup> Addition

### III. Secretary's Report

- A. Consideration of the March 2, 2021 meeting minutes.

Motion by Schneider, second by Lammers to approve the March 2, 2021 meeting minutes. Motion to approve was unanimous by voice vote (7-0).

### 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

- i. Case F21-02: Request of Prairie Heights Development, LLC for a Final Plat of Prairie Heights 4<sup>th</sup> Addition for a 21 lot subdivision on 17.13 acres located west of Olde Brandy Lane and Mississippi Avenue. [Ward 8]

Berkley introduced the case. No additional comments were provided by the Commission.

Staff recommends the Plan and Zoning Commission accept the listed findings and forward Case F21-02 to the City Council with a recommendation for approval subject to the 4 listed conditions.

Conditions:

1. That the surveyor signs the plat;
2. That the utility providers sign the plat when their easement needs have been met;
3. That the cul-de-sac radius is increased to meet City specifications
4. That all easements be a minimum of 15 feet or twice the depth of the utility line.

Findings:

1. The plat conforms to the comprehensive plan Davenport+2035; and
2. The plat (with conditions recommended by City staff) would achieve consistency with subdivision requirements.

Motion by Schneider, second by Lammers to approve Case F21-02.

Motion to approve was unanimous by roll call vote (6-0).

VII. Future Business

VIII. Communications

IX. Other Business

Berkley updated the Commission on an upcoming final plat located at the southeast corner of West 76<sup>th</sup> Street and North Division Street. Staff anticipate a second final plat near the intersection of Telegraph Road and Wisconsin Avenue to be on the next meeting agenda. There will also be a public hearing at the April 20, 2021 meeting for a rezoning petition at 1320 West Kimberly Road.

X. Adjourn

Motion by Schneider, second by Johnson to adjourn the meeting. Motion to adjourn was unanimous by voice vote.

The meeting adjourned at 5:32 pm.