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MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 15, 2023
5:30 P.M.

The Planning and Zoning Commission meeting of February 15, 2023, was called to order by Stoltenberg at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Gannaway, Gibson, Kappeler, Satterfield, Stoltenberg, Wennlund

MEMBERS ABSENT: Ormsby

STAFF PRESENT: Greg Beck, City Planner; Taylor Beswick, City Planner; Mark Hunt, Community Development Director; Brent Morlok, City Engineer; Chris Curran, City Attorney; Troy Said, Assistant Fire Chief; Polly Okland, Secretary

2. Approval of the minutes of the meeting of January 18, 2023.

On motion by Wennlund, seconded by Satterfield, that the minutes of the meeting of January 18, 2023 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Site Development Plan

4. Case 23-006; 3240 - 62nd street (Lot 3, Bettendorf Industrial Park 5th Addition), submitted by Brent Martin. (Staff: Beck)

Beck reviewed the staff report.

Access was discussed, second access would be required by Fire Code. Beswick explained any development in the Flood Plain would need to meet minimum elevation level. Hunt explained that every building would need a Site Development Plan & Flood Plain Development plan. Detention of water and how it would be handled was discussed by Morlok. Grading of the entire lot would be done at the same time, per Chris Townsend, Townsend Engineering. Majority of lot is above Flood Plain. Stabilization would also be done as required.

On motion by Gannaway, second by Wennlund, that the Site Development Plan be approved subject to staff recommendations.

ALL AYES

Motion carried.

5. Case 23-011; 6125 Valley Drive, submitted by Jeff Hartman. (Staff: Beswick)

Beswick reviewed the staff report.

This is a Site Plan Modification. Staff felt that recent additions and changes warranted a site plan review. Staff recommends approval. Staff will note that any future major modifications will require review by this body. Some of the changes have already taken place and this is why this action is coming before board. Some changes could have been made prior to current owner, before 2008. Mark explained that changes came to light during a DNR audit and City has been working with owner and their engineer in this process. Site does meet flood requirements.

On motion by Gannaway, seconded by Wennlund, that the Site Plan modification be approved, subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan (DCA Plan)

6. Case 22-097; 3150 Glenbrook Circle South, submitted by Nelson Construction and Development. (Staff: Hunt)

Hunt reviewed the staff report.

This is a major Site Development Plan Change. Numerous issues of concern were discussed. How the original approved concept plan has morphed into the site as we see it today and what is being proposed as a possible 3 story building on Lot 2, where detention was originally designated. The "removal" of lot 2 and what would possibly be built on the lot in the future and the impact on residents of the subdivision and the impact, if any, on density and buffering, the housing mix, and how detention would subsequently be handled. Would it be consistent with the intent of the DCA, as originally proposed.

The commission was hesitant to approve the removal of Lot 2 because of the proposed 3 story building, even though the approval tonight would only for the removal of lot 2. Approval would not be for what could possibly be built on that lot in the future. It was stressed that the Commission could approve removal and they would then be able to review any proposed plans in the future for compatibility with the DCA. If they did not feel it was consistent with the vision of the DCA, they could choose not to recommend approval until a plan was brought forward that was acceptable and "checked all of the boxes" and was consistent with the pattern of development.

The appearance of the detention lot is not aesthetically pleasing at this point, landscaping still needs time to mature. With that being said, Nelson is not under obligation for further improvements of this lot as it stands. Counsel for Nelson also expressed that the proposal of the 3 story building, while not for consideration tonight, was consistent with the DCA and the pattern of development. This building would actually result in less density than the 4 apartment buildings that were proposed in the originally approved concept plan.

With a different, more acceptable proposal being brought forward in the future, the Commission would be open to consideration and detention could be moved and handled in an acceptable manner. Lot F would also have to be addressed.

Commission understands that they are a recommending body and they can express their opinion on proposed development, but the City Council has the authority to deny. If the Commission would agree with Staffs recommendation for denial, it could still go before Council.

After lengthy discussion and input from Brian Boelk, of Axiom, and from Counsel for Nelson Construction, the commission has elected to postpone until next scheduled meeting to give staff and applicant more time to work together and possibly bring forward a plan more consistent with the DCA vision, as the Commission see it.

On motion by Gannaway, seconded by Wennlund, that the decision to approve the Site Development Plan Change be postponed.

7. Commission Updates

Nothing to report currently. Staff is currently working on comprehensive plan. Staff has been busy but will be meeting this Spring and starting that process.

There being no further business, the meeting adjourned at approximately 7:10 p.m.