

NOTICE TO THE AUDIENCE: Please remember that if you are interested in matters on the agenda that will have subsequent meetings, it is your responsibility to note their dates, times, and places. No further letters or reminders will be sent. Of course, if you have any questions about any given matter, do not hesitate to contact the Planning Department in the City Hall Annex, 4403 Devils Glen Road, Bettendorf, Iowa 52722 or phone (563) 344-4071.

**MINUTES
PLANNING AND ZONING COMMISSION
FEBRUARY 19, 2020
5:30 P.M.**

The Planning and Zoning Commission meeting of February 19, 2020 was called to order by Wennlund at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Adam, Gannaway, Kappeler, Ormsby, Stoltenberg, Wennlund

MEMBERS ABSENT: Rafferty

STAFF PRESENT: Greg Beck, City Planner; John Soenksen, Community Development Director; Lisa Fuhrman, Secretary; Brent Morlok, City Engineer; Brian Fries, Assistant City Engineer; Troy Said, Assistant Fire Chief

2. Introduction of new members Joe Adam and Anne Gannaway.

3. Approval of the minutes of the meeting of December 18, 2019.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of December 18, 2019 be approved as submitted.

ALL AYES

Motion carried.

4. Review of Commission procedures.

5. Approval of the 2019 Planning and Zoning Commission Annual Report.

On motion by Kappeler, seconded by Stoltenberg, that the 2019 Planning and Zoning Commission Annual Report be approved as submitted.

ALL AYES

Motion carried.

6. Election of officers.

On motion by Stoltenberg, seconded by Ormsby, that the current officers remain in their positions for 2020.

ALL AYES

Motion carried.

Final Plat/Site Development Plan

7. Case 19-091; Ewing Bettendorf First Addition (amended final plat), submitted by Ewing Development.
8. Case 19-092; 2528 Middle Road (amended site development plan), submitted by Ewing Development.

Beck reviewed the staff report for the final plat. He added that the engineer must clarify that the location of the access easement for Lot 3 is placed behind the required 20-foot front yard setback line.

Morlok explained that Shive-Hattery completed a traffic study for the applicant which showed that there are no warrants which would necessitate a traffic signal at Middle Road and Happy Joe Drive. He indicated that most accidents at that intersection are caused by speeding eastbound motorists, adding that a left-turn lane at Happy Joe Drive may be beneficial in the future. Morlok stated that Shive-Hattery's review took into consideration the traffic pattern for the first phase alone and also a full buildout with the both buildings and assuming a commercial business located on Lot 3. He explained that after the initial buildout, it may be useful to reevaluate the intersection and Middle Road and Happy Joe Drive to determine whether there are any warrants.

Soenksen explained that the applicant added the flag lots so that the buildings would have a Middle Road address and so that signage could be placed along Middle Road.

Kappeler asked for clarification of the location of the proposed signage. Soenksen stated that it would be located on the flag lot closest to the bank building.

Wennlund asked if the address would have been from Happy Joe Drive if the original configuration of the plat were used. Soenksen confirmed this, adding that the previous plat did not have any Middle Road frontage for Lots 1 and 2.

Beck reviewed the staff report for the site development plan.

Wennlund asked if there would be full two-way access within the development. Beck confirmed this. A brief discussion was held regarding proposed access to the development. Soenksen commented that there would be no direct access to Middle Road from Lot 3. Morlok explained that the access easement runs the length of Lot 3 because the developer is unsure of what will eventually be located there. He added that the driveway location for Lot 3 will be indicated on a future site plan. Morlok explained that the access easement on Lot 2 will stop short of the right-of-way on Middle Road to prevent direct access to Middle Road.

Kappeler asked if the new driveway would have the same footprint as the existing one. Morlok explained that the driveway to serve the entire site will be put in during the first phase of construction, adding that there will be no additional curb cuts on Middle Road.

Kappeler asked if construction vehicles would be using the Happy Joe Drive entrance. Morlok stated that he believes that is the case.

Ormsby asked how many residents would be living in the development. Morlok explained that there would be 110 units at full buildout and an average of 3-5 trips per day. He added that there would be approximately 1000 trips per day and that all of them would not necessarily involve the Middle Road entrance/exit.

Gannaway asked if staff considers emergency vehicle access when evaluating a site plan. Morlok confirmed this, adding that the second entrance is required because of fire code requirements.

Sue Johnson, 2360 Wrenwood Court, asked when the traffic study was completed and if it took current traffic into account or just the traffic that would be generated at full buildout. Morlok explained that a 24-hour count was

conducted at several locations and that projections were made based on standardized traffic generation patterns. He indicated that the traffic study was completed in November 2019.

Johnson stated that she does not believe that it would be appropriate to have a traffic signal at Happy Joe Drive and Middle Road, adding that she would prefer that a turn-lane be installed there. She asked if delivery vehicles, cleaning staff, etc. had been taken into consideration for the traffic study. Morlok confirmed this, adding that there would be little to no staff on site.

On motion by Kappeler, seconded by Ormsby, that the amended final plat of Ewing Bettendorf First Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Kappeler, seconded by Ormsby, that the amended site development plan for 2528 Middle Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

9. Case 20-002; Brickstone Addition (replat), submitted by City of Bettendorf.

Beck reviewed the staff report.

Soenksen commented that Lot 1 would be the location of a commercial development and that Lot 2 would be a public parking lot. Morlok explained that since the city owns both lots, the existing buildings on Lot 2 would be demolished and that approximately 35 parking spaces would be added along with greenspace and new lighting. He added that another parking lot will be built west of 15th Street which would have 75-80 parking spaces. Wennlund commented that the addition of parking spaces will likely attract people to the downtown.

On motion by Stoltenberg, seconded by Gannaway, that the final plat of Brickstone Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

10. Case 20-005; Glenbrook Ridge Third Addition (replat), submitted by Nelson Construction & Development.

Beck reviewed the staff report.

Soenksen stated that because of the Williams pipeline, the sewer was required to be moved in Lots 4 and 5. He added that the replat shows the easements that reflect the location of that pipeline.

On motion by Kappeler, seconded by Adam, that the final plat of Glenbrook Ridge Third Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

11. Case 20-003; North of 6100 Forest Grove Drive, submitted by Scott Emergency Communications Center.

Beck reviewed the staff report.

Wennlund asked if the city is leasing the site to the county. Soenksen confirmed this.

Tony Knobbe, Scott County Board of Supervisors, explained that the proposed tower is one of seven total. He indicated that the project will provide increased coverage for first responders.

On motion by Ormsby, seconded by Stoltenberg, that the site development plan for property located north of 6100 Forest Grove Drive be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final PUD Plan

12. Case 20-007; 610 Holmes Street (Thomas Jefferson Addition), submitted by Applestone Homes, Inc./JJ Condon.

Beck reviewed the staff report.

Wennlund asked which lots would not have garages off the alley. Soenksen stated that Lots 14-20 would not have access to Holmes Street. He added that staff anticipates others will also have garage access to the alley, but that it is unknown how many because future homeowners will choose the configuration of their home. Wennlund asked if there would be adequate space for drivers to maneuver if the lots on the south side of the cul-de-sac have garage access to the alley. Soenksen commented that this situation is common in the original area of the town. Wennlund stated that the benefit of having only one builder would be that he can try to ameliorate this type of issue. Soenksen stated that the applicant will have architectural control of the subdivision.

Jerry Sechser, First Ward Alderman, suggested that the developer maintain the sidewalk and the existing bus lane along Holmes Street during construction. He commented that during a potential flood event, Sixth Street is typically closed and traffic is redirected to Holmes Street. He explained that the bus lane would allow the developer space to park construction vehicles without using on street parking spaces which would narrow the travel portion of the street. Morlok commented that he would work with the developer to implement Sechser's suggestions.

Scott Tunncliff, 718 Holmes Street, expressed his appreciation for the developer's acceding to extending the alley which will enable recycling and garbage trucks to continue on rather than having to turn around and come back out the existing alley. He stated that the heavy traffic from city vehicles has had a deleterious effect on the condition of the alley.

Morlok commented that the city will be reconstructing the alley to the east as part of the alley rehab program this year. He added that because of the conflict with an existing 48-inch pipe, the sanitary sewer will not be connected to the east. He explained that the sewer main will still be replaced, but the sewer for the proposed subdivision will connect at Sixth Street instead. He stated that he anticipates that once the cul-de-sac is constructed, Jones Street will be placed on the city's street resurfacing program in the next year or two.

Amy McClure-Swearingen, 16 Riverview Park Drive, stated that she is part of a group attempting to disseminate information to concerned residents about the proposed development. She indicated that some of the residents have asked for clarification about what kind of amenity would be added to the development and others have expressed concern about the lack of communication from Applestone Homes thus far. She suggested that it would be helpful if the applicant would provide the adjacent homeowners with information regarding the schedule for demolition as some have expressed concern about the safety of the children in the neighborhood who still use the playground equipment. Wennlund suggested that the engineer could pass the message along to the developer regarding communication with the residents. McClure-Swearingen commented that it would be nice if the developer contacted those adjacent residents directly.

Wennlund asked if a demolition permit is required. Soenksen confirmed this, adding that equipment is usually staged on the site considerably before the demolition and that it cannot take place until all of the utilities have been disconnected. He stated that it becomes very obvious at that point that demolition is imminent. Morlok added that there will be a safety fence surrounding the entire property.

Ormsby asked if McClure-Swearingen thinks that a mailer should be sent out to everyone within a 5-mile radius. McClure-Swearingen stated that she believes that the developer should communicate with someone like herself, send letters to nearby residents detailing the timeline for the project, and deliver flyers to the homeowners who are directly affected as did the Police Department when their Emergency Response Unit used the school for a training exercise. Wennlund stated that those are good suggestions which can be communicated to the applicant.

Mike Richmond, the applicant's engineer, stated that the site will be fenced off, adding that he would be willing to facilitate communication to the neighbors. He questioned whether he should do that independently or go through the city. Morlok stated that it should be handled independently.

Ormsby asked if the playground equipment currently on the site would be moved or reused. Morlok explained that it would be removed but not reused as it is in poor condition.

Kappeler asked if any enhancements would be added to the project. Curran explained that the ordinance does not require an amenity for a PUD. Soenksen stated that the original plan for the development showed driveways along Holmes Street for those lots rather than alley access. He indicated that the tradeoff to eliminate those driveways was to extend the alley and have rear yard garages. He stated that he considers this to be an amenity. Wennlund commented that it appears as though the butterfly garden that had been discussed would not be a part of the final plat. McClure-Swearingen stated that this is an example of the type of detail that should have been communicated by the developer. Wennlund commented that an alley will likely be more beneficial to the residents rather than the butterfly garden. McClure-Swearingen concurred, reiterating that it would have been helpful to have that information which could then be given to the residents.

On motion by Adam, seconded by Kappeler, that the final PUD plan for 610 Holmes Street be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Ordinance Amendment

13. Case 20-004; Section 11-11-3.A.1 of the Municipal Code, Supplemental Use Regulations - Residential Uses, submitted by City of Bettendorf.

Beck reviewed the staff report.

Wennlund asked if the current width requirement applies to 75 percent of the length of a home and if that would still be the case. Beck confirmed this, adding that the requirement will apply to all types of housing.

On motion by Stoltenberg, seconded by Gannaway, that the ordinance amending Section 11-11-3.A.1 of the Municipal Code be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

14. Case 20-010; Section 11-2-7 of the Municipal Code, Commercial Use Types, submitted by City of Bettendorf.

Beck reviewed the staff report.

On motion by Kappeler, seconded by Stoltenberg, that the ordinance amending Section 11-2-7 of the Municipal Code be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Other

15. Commission Update.

Soenksen stated that the following case was approved by City Council since the last meeting:

7186 State Street, site development plan

Soenksen added that the applicant has chosen to construct only the fly ash building at this time. He stated that a fire hydrant will be installed on the site. Morlok explained that an agreement has been reached with Iowa-American Water Company to install a water main along State Street which was a requirement of the original site plan from 10 years ago. He indicated that this will facilitate the installation of the hydrant and may allow adjacent property owners to connect to it.

There being no further business, the meeting adjourned at approximately 6:40 p.m.

These minutes approved

Gregory W. Beck
City Planner