

The following are minutes of the Bettendorf Planning and Zoning Commission and are a synopsis of the discussion that took place at this meeting and as such may not include the entirety of each statement made. The minutes of each meeting do not become official until approved at the next meeting.

**MINUTES
PLANNING AND ZONING COMMISSION
JANUARY 18, 2012
5:30 P.M.**

The Planning and Zoning Commission meeting of January 18, 2012, was called to order by Wennlund at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Kappeler, Laas, Stoltenberg, Wennlund

MEMBERS ABSENT: Bennett, Gallagher, Rafferty

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Greg Jager, City Attorney; John Soenksen, City Planner; Lisa Fuhrman, Community Development Secretary; Denny Snyder, City Engineer

2. Approval of the minutes of the meeting of December 21, 2011.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of December 21, 2011 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Final Plat

4. Case 12-003; Haley Heights First Addition, submitted by Trade Farm, L.C.

Beck reviewed the staff report.

Laas asked if a sidewalk would be installed along Middle Road. Beck explained that if Outlot C is conveyed to the city, it is likely that a sidewalk would be installed which would become the city's responsibility.

Stoltenberg asked for clarification of the route from the recreational trail to Hopewell Avenue. Snyder explained that the recreational trail on the north side of Hopewell Avenue is complete, adding that the proposed connection from 53rd Avenue to Hopewell Avenue will be along Middle Road on the west side. He indicated that the recreational trail would satisfy the city's sidewalk installation requirements.

Kappeler asked if the city would be responsible for that connection. Snyder confirmed this.

Wennlund asked what items are under consideration by the city with regard to Outlot C. Beck explained that the hope is that the property could be designed as some sort of greenspace area that could be used for regional storm water detention. He added that the details of the conveyance with the city have not been finalized. Beck stated that a meeting with the developer has been scheduled in order to do so.

Wennlund asked if the conveyance of Outlot C to the city is a certainty. Beck explained that it is not, adding that the outlot is greatly constrained by setback requirements and the fact that a large, irregularly-shaped portion is located in a designated flood plain. He added that these issues render the lot nearly unusable for any sort of development.

Wennlund asked if the required hammerhead turnaround is shown on the plat. Beck explained that it is not but that it would be a condition of plat approval because of the length of Charlie Chase Lane.

Wennlund asked if the hammerhead turnaround would be permanent or if the proposed subdivision would eventually connect to another development. Beck explained that it would not be permanent.

Laas asked for clarification regarding whether or not Outlot C is included in the proposed subdivision under consideration. Beck confirmed that it is, reiterating that the conveyance of Outlot C to the city is not yet certain.

Kappeler commented that it appears as though there is a large number of conditions and contingencies that must be resolved prior to city council approval. She indicated that while the Commission members typically trust city staff with regard to their ability to move projects forward, she is not comfortable with the possibility that there are some major issues that have yet to be resolved between the city and the developer. Kappeler stated that she would like some reassurance from staff that the issues yet to be resolved can be accomplished prior to city council consideration. Beck explained that the items left to be resolved are mostly related to storm water issues and the agreement with regard to the possible conveyance of Outlot C to the city.

On motion by Laas, seconded by Kappeler, that the final plat of Haley Heights First Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

5. Case 12-004; Mason Run First Addition, submitted by Forest Grove Farm, L.C.

Beck reviewed the staff report.

Kappeler asked if the proposed plat has the same layout as the preliminary plat. Beck confirmed this, adding that the only change is the numbering of the lots.

Kappeler asked if the reason that there are no hammerhead turnarounds indicated on the plat is because of its small size. Beck explained that although it is not shown on the drawing, there would be a hammerhead turnaround at the end of Ryan Road.

On motion by Stoltenberg, seconded by Laas, that the final plat of Mason Run First Addition be approved subject to staff recommendations and the installation of a hammerhead turnaround at the end of Ryan Road.

ALL AYES

Motion carried.

Site Development Plan

- 6. Case 12-006; 3900 Hopewell Avenue, submitted by Pleasant Valley Community School District.

Beck reviewed the staff report.

On motion by Kappeler, seconded by Stoltenberg, that the site development plan for 3900 Hopewell Avenue be approved subject to staff recommendations.

ALL AYES

Motion carried.

- 7. Commission Update.

Connors stated that the amended final plat of The Legends of Hopewell Creek 3rd Addition was approved at the January 3 City Council meeting.

Connors stated that 132 single-family home building permits were issued in 2011, adding approximately \$36 million in residential valuation. He added that despite the downturn in the economy, the total valuation of permits issued in 2011 was just under \$82 million. Wennlund asked how 2011 compares with previous years. Connors stated that the city's best year with regard to permit valuation was 2007 when just under \$100 million was added.

There being no further business, the meeting adjourned at approximately 5:50 p.m.

These minutes approved _____

 Gregory W. Beck, City Planner