

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
JULY 18, 2012
5:30 P.M.

The Planning and Zoning Commission meeting of July 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: Bennett, Bert, Kappeler, Peters, Stoltenberg, Wennlund

MEMBERS ABSENT: Rafferty

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director, John Soenksen, City Planner; Lisa Fuhrman, Community Development Secretary

Connors introduced Laurie Peters who will be replacing long-time Planning and Zoning Commission member Pat Laas. Wennlund expressed the Commission's appreciation for Pat's many years of service.

2. Approval of the minutes of the meeting of June 20, 2012.

On motion by Kappeler, seconded by Bennett, that the minutes of the meeting of June 20, 2012 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning

4. Case 12-040; 2670 Riverbend Road, A-1 Agricultural District to A-2 Rural Residence District, submitted by Roxanne O'Dell.

Beck reviewed the staff report.

Bert asked if the proposed rezoning would bring the property into conformance with zoning ordinance standards as are the other residential properties in the area. Beck confirmed this.

Wennlund asked if any construction could take place in the greenspace adjacent to the homes. Beck explained that the area is an outlot intended to serve as a buffer from adjacent the industrial district. He added that there is also a berm on the property.

On motion by Stoltenberg, seconded by Kappeler, that the rezoning of 2670 Riverbend Road from A-1 to A-2 be recommended for approval subject to staff comments.

ALL AYES

Motion carried.

Site Development Plan

5. Case 12-045; 3207 Bear Tooth Court, submitted by Bi-State Detergent.

Beck reviewed the staff report.

Kappeler asked if the proposed construction would add more impervious surface to the site. Beck explained that the area where the new addition will be located is already paved.

Wennlund asked if adequate parking spaces are available and if Commission approval would be required if the use of the property changes. Beck confirmed this, adding that new parking space requirements would be calculated at that time.

On motion by Bennett, seconded by Kappeler, that the site development plan for 3207 Bear Tooth Court be recommended for approval subject to staff comments.

ALL AYES

Motion carried.

5. Commission Update.

Connors stated that the final plat of Grayhawk First Addition was approved at the July 3 City Council meeting.

There being no further business, the meeting adjourned at approximately 5:45 p.m.

These minutes approved _____

Gregory W. Beck, City Planner