

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
FEBRUARY 16, 2011
5:30 P.M.**

The Planning and Zoning Commission meeting of February 16, 2011, was called to order by Chairman Gallagher at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Gallagher, Stoltenberg, Wennlund

MEMBERS ABSENT: Kappeler, Laas, Rafferty

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

2. Approval of the minutes of the meeting of January 19, 2011.

On motion by Wennlund, seconded by Bennett, that the minutes of the meeting of January 19, 2011 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

4. Election of Officers. (Deferred to meeting of March 16, 2011)

Preliminary Plat

5. Case 11-008; JJZ Addition, submitted by JJZ, LLC.

Beck reviewed the staff report.

On motion by Bennett, seconded by Wennlund, that the preliminary plat of JJZ Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

6. Case 10-066; Lot 2, LeClaire Manufacturing 1st Addition, submitted by Rob and Ralph Zimmerman. (Deferred to meeting of March 16, 2011)
7. Case 11-007; 3129 State Street, submitted by Vizient Manufacturing Solutions.

Beck reviewed the staff report.

Gallagher commented that it appears as though many parking spaces will be eliminated when the proposed construction is completed and asked if the remaining spaces are adequate to meet code requirements. Beck explained that the applicant plans to acquire more space for additional parking, adding that there is existing parking near the building addition and also in the lot to the west. He stated that he believes 28 spaces will be eliminated as a result of the construction but that there would be sufficient parking that is either existing or to be added.

Wennlund commented that it appears that the available parking spaces to the east will be blocked by the new loading docks and questioned how trucks would access them if that is the case. Beck explained that he does not believe that the parking area extends all the way to the loading docks, adding that there is enough maneuverability for the trucks to enter and exit by using 33rd Street. Chris Townsend, the applicant's engineer, explained that the applicant is purchasing additional property to the west which will be used for parking, adding that a plat is currently being drafted that will show the parking arrangement. He indicated that the aerial map that shows the area is inaccurate as it indicates a building that has been demolished, adding that the space previously occupied by the building can be used for parking as well. Townsend stated that there will be ample parking available to meet code requirements.

Wennlund asked how employees would gain entrance to the building from the parking area to the west. Townsend explained that the employees would be able to enter on the west side of the building.

Wennlund asked if there is adequate distance between the proposed retaining wall and the truck access drive. Beck confirmed this.

On motion by Wennlund, seconded by Stoltenberg, that the site development plan for 3129 State Street be approved subject to staff recommendations.

ALL AYES

Motion carried.

Other

8. Commission Update.

Connors stated that at the February 1 Council meeting second and final readings of ordinances had been completed for the land use amendment and rezoning cases regarding property located west of Middle Road between Hopewell Avenue and 53rd Avenue and the rezoning of property located at the northeast corner of 53rd Avenue and Devils Glen Road. He added that the preliminary and final plats of Steamboat Landing Third Addition were also approved.

Connors stated that at the February 15 Council meeting public hearings and first readings of ordinances regarding Section 18.30, Obstructions in required yards and the rezoning of 2540 State Street, C-3 to C-4, had been completed. He explained that because only 5 Council members were present, no vote was taken on the rezoning because a supermajority is required as the Commission made a negative recommendation on the case.

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

These minutes approved

Gregory W. Beck, City Planner