

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
MAY 15, 2013
5:30 P.M.**

The Planning and Zoning Commission meeting of May 15, 2013, was called to order by Kappeler at 5:30 p.m. at the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, *Bert, Kappeler, Peters, Stoltenberg

MEMBERS ABSENT: Rafferty, Wennlund

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; John Soenksen, City Planner; Lisa Fuhrman, Community Development Secretary; Kristine Stone, City Attorney; Brian Fries, Assistant City Engineer; Steve Knorrek, Fire Captain

2. Approval of the minutes of the meeting of April 17, 2013.

Kappeler requested that the minutes be corrected to reflect that she served as chair of the April 17, 2013 meeting.

On motion by Stoltenberg, seconded by Peters, that the minutes of the meeting of April 17, 2013 be approved as corrected.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Land Use Amendment/Rezoning

4. Case 13-021; 2838 State Street, Commercial to General Industrial, submitted by Nick Dubil. (LUA)

5. Case 13-022; 2838 State Street, C-3 General Business District to I-2 General Industrial District, submitted by Nick Dubil. (Rezoning)

Beck reviewed the staff reports.

*Bert arrived.

Bennett asked what business activity that the applicant is contemplating would require the I-2 zoning district classification. Beck explained that the manufacturing of specialized auto parts is only allowed in an industrial district. He indicated that the applicant's current business is located in a C-3 district, adding that the proposed land use amendment and rezoning would allow him to locate adjacent to the retail portion of the business operated by his son.

Brad Dubil, representing the applicant, explained that the Interstate 74 bridge project has necessitated the move, adding that the proposed location would allow him and his father to continue to operate the business. He indicated that there would be no noise generated by the operation.

On motion by Bennett, seconded by Stoltenberg, that the land use amendment for 2838 State Street, Commercial to General Industrial, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Bennett, seconded by Stoltenberg, that the rezoning of 2838 State Street, C-3 General Business District to I-2 General Industrial District, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Land Use Amendment/Rezoning/Final Plat

6. Case 13-025; 4483 and 4503 Tanglewood Road, Traditional Residential to Office/transitional, submitted by Tanglewood, LLC. (LUA)
7. Case 13-026; 4483 and 4503 Tanglewood Road, A-2 Rural Residence District to C-5 Office/transitional District, submitted by Tanglewood, LLC. (Rezoning)
10. Case 13-027; Tanglewood Hills Second Addition, submitted by Tanglewood, LLC. (Final Plat)

Beck reviewed the staff reports.

Kappeler asked if all of the property involved would be zoned C-5 and would be combined into one lot. Beck confirmed this, adding that at some future time the applicant would like to construct an office building. Connors explained that the proposed rezoning would designate one zoning district classification for the entire lot, adding that currently there are two difference classifications for the property involved.

On motion by Stoltenberg, seconded by Bennett, that the land use amendment for 4483 and 4503 Tanglewood Road, Traditional Residential to Office/transitional, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Bennett, that the rezoning for 4483 and 4503 Tanglewood Road, A-2 to C-5, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Bennett, that the final plat of Tanglewood Hills Second Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

8. Case 13-023; Copper Ridge Third Addition, submitted by Copper Ridge Properties, LLC.

Beck reviewed the staff report.

Kappeler asked if the only substantive change is the disposition of Outlot A. Beck confirmed this, adding that because of that change it is considered a replat.

Bert asked if the only access to the proposed subdivision is from Devils Glen Road. Beck confirmed this, adding that when the property to the south is developed, there will be an additional access to that subdivision from Devils Glen Road which will connect to Copper Ridge Third Addition.

On motion by Bert, seconded by Peters, that the final plat of Copper Ridge Third Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

9. Case 13-024; Middle Road Plaza, submitted by Bettendorf Hotel Associates, LLC.

Beck reviewed the staff report.

Kappeler asked for clarification of the apparent differences between the plat and the concept plan with regard to the placement of the buildings on the lots. Beck explained that the configuration on Lots 1 and 2 has changed but that the concept plan has not yet been

updated to reflect that revision. He added that the current concept plan shows two buildings on separate lots, not three.

Stoltenberg asked for clarification of the large setback indicated on the original plat. Beck explained that the original subdivision had a 65-foot front yard setback to incorporate potential right-of-way acquisition for Middle Road and the required building setback. He indicated that the required setback is 20 feet.

Kappeler asked what would happen if the project does not go forward. Connors explained that the final plat would not be presented to the City Council until such time as the franchise agreement is confirmed.

On motion by Bennett, seconded by Stoltenberg, that the final plat of Middle Road Plaza be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Other

11. Case 13-028; Final Citywide Trails/Corridors Study.

Bennett indicated that she would abstain from discussion regarding Case 13-028.

Pat Lynch and Rick McDaniel, Shive-Hattery, Inc., reviewed the methodology and results of their firm's study of the city's trails plan. McDaniel explained that the study of over 65 miles of corridor was undertaken in July 2012 and included city and Shive-Hattery, Inc. staff. He indicated that an open house was held in January of this year and that 63 residents attended with 19 leaving written comments. He explained that arterials and collectors were studied in addition to several other streets on which trails would connect neighborhoods. Lynch added that some streets were not studied as trails exist or are planned for them. He explained that all 30 corridors were evaluated to determine the presence of physical barriers and potential obstacles while also considering traffic volumes, functional classifications which can affect grant availability, future land use, pavement type and condition, and connectivity. Lynch stated that four types of facilities were considering during the study including share the road, bike lanes, separated trails, and combined bike lanes and separated trails.

McDaniel commented that the city's willingness to study alternate modes of transportation is forward-thinking and can likely aid in efforts to obtain grant funding for various projects.

Bert asked if it would be helpful to consider the results of the trails plan when considering new plats. McDaniel confirmed this.

Kappeler asked how the recommendations of the study would affect the downtown area after the bridge is replaced. Lynch explained that the properties included in the I-74 corridor were not included because the Iowa Department of Transportation (IDoT) will be designing that area. He added that recommendations for the corridor were not included as the IDoT's design may well be different and any trails that were installed may have to be subsequently removed.

Kappeler asked if there is a way to quantify the level of change with regard to the sidewalk recommendations. Lynch explained that the recommendations are for redevelopment and for new subdivisions only.

Bert asked if the new bridge across the Mississippi River would include bike lanes. Lynch confirmed this.

Connors commented that when the Commission is comfortable in their knowledge of the report, it would then be presented to the City Council for approval. Kappeler commented that she does not feel as though she is in a position to make a recommendation with regard to the study, adding that she would like to suggest that the study be deferred until the next meeting so that it can be adequately reviewed. Bert concurred.

On motion by Bert, seconded by Peters, that a recommendation regarding the Final Citywide Trails/Corridors Study be deferred until the next regularly scheduled meeting to allow additional time for Commission member review.

ROLL CALL ON MOTION

AYE:	Bert, Kappeler, Peters, Stoltenberg
NAY:	None
ABSTAIN:	Bennett

Motion carried.

12. Commission Update.

Connors indicated that the site development plan for 1109 Terrace Park Drive and the preliminary plat of Copper Ridge Third Addition were approved at the May 7 City Council meeting. He indicated that the preliminary plat for Century Heights III will be submitted for City Council approval after the third reading of the ordinance rezoning the property involved, adding that progress is being made with regard to the additional entrance to the subdivision from 53rd Avenue. Connors stated that the third reading of the ordinance for the conditional rezoning of 2421 - 53rd Avenue would be held on May 21.

There being no further business, the meeting adjourned at approximately 6:20 p.m.

These minutes approved _____

 Gregory W. Beck, City Planner

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