

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
JUNE 19, 2013
5:30 P.M.**

The Planning and Zoning Commission meeting of June 19, 2013, 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, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Peters

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 May 15, 2013.

On motion by Bennett, seconded by Stoltenberg, that the minutes of the meeting of May 15, 2013 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning

4. Case 13-030; Outlot A, Tanglewood Terrace, R-2 Single-family Residence District to R-3 Two-family Residence District, submitted by Advance Homes, Inc.

Beck reviewed the staff report.

*Bert and Kappeler arrived.

Wennlund commented that there appears to be a large number of lots served by only one entrance and asked if Crow Creek Road would eventually provide another. Beck confirmed this.

On motion by Stoltenberg, seconded by Rafferty, that the rezoning of Outlot A of Tanglewood Terrace, R-2 to R-3, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

5. Case 13-031; Century Heights Twentieth Addition, submitted by Century Heights Phase III, LC.

Beck reviewed the staff report.

Rafferty asked for clarification regarding the condition noted on the plat regarding Outlots C and D. Beck explained that none of the buildable lots are attached to outlots as was the case on the preliminary plat, adding that the note would be removed since it is no longer applicable.

Kappeler asked for an update regarding the status of the possible condemnation of property for access to the proposed subdivision from 53rd Avenue. Beck explained that the condemnation process had been considered at the June 18 city council meeting, adding that the city and potential developers have submitted a new alternative concept for the area.

Connors explained that 53rd Avenue was originally intended to be a major arterial but that because of the difficult topography in the area of the proposed subdivision, it will now be designated as a local street. He indicated that discussions have been held with the property owner and the developers of nearby subdivisions, the result of which is the alternative concept for the terminus of 53rd Avenue. Connors stated that in order to protect the city's interest in case the alternative concept is not used, the city council had approved the condemnation of the originally designed access from 53rd Avenue through the Unity Corp. property. He indicated that the new concept plan includes a roundabout serving as a terminus to 53rd Avenue which would allow additional access to the remainder of the subdivisions in the area.

Kappeler asked if the configuration which includes the roundabout could be accomplished without condemnation. Connors confirmed this, adding that the alternative concept could be undertaken once the property is platted. Stone added that Unity Corp. has agreed to grant the developer temporary access for construction vehicles.

Wennlund asked if compliance with the condition listed in the staff report related to right-of-way acquisition, engineering, and cost-sharing responsibilities is possible if it is uncertain whether condemnation will occur. Stone explained that the condition can be met by any method agreed to between the parties involved.

On motion by Kappeler, seconded by Stoltenberg, that the final plat of Century Heights Twentieth Addition be recommended for approval subject to staff recommendations and the deletion of the plat note with regard to Outlots C and D.

ALL AYES

Motion carried.

6. Case 13-032; Haley Heights Second Addition, submitted by Trade Farm, LC.

Beck reviewed the staff report.

A brief discussion was held regarding the manner in which the subdivision would be addressed.

On motion by Bennett, seconded by Kappeler, that the final plat of Haley Heights Second Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

7. Case 13-035; Wartburg-Zion Second Addition, submitted by City of Bettendorf.

Beck reviewed the staff report.

On motion by Rafferty, seconded by Bert, that the final plat of Wartburg-Zion Second Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Site Development Plan

8. Case 13-033; 909 Middle Road, submitted by Bettendorf Hotel Associates, LC.

Beck reviewed the staff report.

Wennlund asked if adequate parking has been provided and what measures would be taken to contain storm water runoff. Beck explained that cross-access easements will be in place detailing the shared parking agreement for the 3-lot subdivision. He indicated that because the surface of the site is almost completely impervious, no storm water detention plan is required. He stated that additional intakes would be installed and the site would be configured such that storm water collection would become easier with the water being directed toward the east side of the property.

Wennlund asked where the trash enclosure would be located and if it would serve all three buildings. Beck explained that a trash enclosure would be located on the west side of the property. Connors added it is his impression that each building would have its own trash containers.

Kappeler asked if the existing access easement to the property would remain in effect. Beck confirmed this.

Kappeler asked if adequate parking is available when taking into account the meeting space that will be included in the hotel. Connors explained that the proposed hotel will have 30 fewer rooms than the existing one, adding that parking problems have never occurred in the past.

Rafferty asked for clarification regarding the direction of traffic for the drive-up lane serving the building on Lot 2. Connors explained that because of timing constraints and financing considerations, the applicant had submitted the site development plan prior to approval of a special use permit for the drive-up window. He indicated that the drive-up traffic would flow from south to north. Rafferty expressed concern about problems that could occur with traffic exiting the drive-up window to the north and other vehicles entering the site from Middle Road and the gas station adjacent to the site. He suggested that perhaps some additional medians or a concrete island would be helpful to prevent cross-traffic problems. Connors indicated that staff could work with the developer to improve the configuration of the drive-up window prior to submitting a special use permit application to the Board of Adjustment.

On motion by Rafferty, seconded by Stoltenberg, that the site development plan for 909 Middle Road be recommended for approval subject to staff recommendations and the reconfiguration of the drive-up window traffic flow.

ALL AYES

Motion carried.

Other

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

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

Kappeler commented that the overall concept of notifying developers of the proposed locations of future trails is very proactive and will aid them in the design of new subdivisions. Wennlund concurred. Connors commented that such a plan would have been very helpful during the design and construction of the Devils Glen Road trails which were recently built.

Rafferty commented that the plan does not specify a timetable as to when the trails would be built and in what order. Connors explained that the schedule for the improvements will be set by the City Council and is dependent upon budgetary constraints which could change if something unforeseen occurs.

On motion by Wennlund, seconded by Rafferty, that the Final Citywide Trails/Corridors Study be recommended for approval.

ROLL CALL ON MOTION

AYE:	Bert, Kappeler, Rafferty, Stoltenberg, Wennlund
NAY:	None
ABSTAIN:	Bennett

Motion carried.

10. Case 13-024; Introduction to Transportation Plan.

Connors commented that the consultant will make a presentation on the Transportation Plan at the next Commission meeting, but that it is currently available for review on the city's website.

11. Commission Update.

Connors stated that the City Council followed the Commission's recommendation with regard to the cases that were presented at the May 15, 2013 meeting.

Joe Ven Horst, 4825 Brookview Court, asked for clarification of the location of the entrance to the development proposed on Outlot A of Tanglewood Terrace. Wennlund explained that the plan submitted with the rezoning request for the property is merely a concept. Ven Horst expressed concern about the possibility that the unused right-of-way that was acquired for the Middle Road widening project from his family would be dedicated or leased long term to Advance Homes rather than revert to the original owner. He suggested that the Commission monitor any of the city's plans to vacate the right-of-way in question and ensure it is returned to the original owners. Connors explained that he is unaware of any plans to vacate the ground that was acquired for the widening, adding that there are both underground and overhead utilities on the right-of-way. Stone commented that should the city vacate or sell the right-of-way in the future, a public hearing is required to be held. She indicated that adjacent property owners would be notified of that hearing. Ven Horst requested that he and his family members be apprised of any plans for disposition of the unused right-of-way in the future and that no arrangements are made behind closed doors.

Julie Awkerman asked for clarification regarding the sewer hookup for her parents home at 4550 Middle Road. Connors reiterated that the plan submitted is only a concept, adding that in the future more details would be available during the preliminary and final platting process. Awkerman asked if there would only be one access into the proposed development. Connors indicated that the plan is to extend Crow Creek Road in the future to provide an additional access.

Chad Miller, 4340 Tanglewood Road, suggested that right-of-way should be acquired prior to approval of any plats. Connors explained that the request is for a rezoning, not a plat.

There being no further business, the meeting adjourned at approximately 6:25 p.m.

These minutes approved _____

Gregory W. Beck, City Planner