

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
SEPTEMBER 18, 2013
5:30 P.M.**

The Planning and Zoning Commission meeting of September 18, 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, *Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Kappeler, 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

2. Approval of the minutes of the meeting of August 21, 2013.

On motion by Stoltenberg, seconded by Bennett, that the minutes of the meeting of August 21, 2013 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning/Preliminary Plat/Final Plat

*Rafferty arrived.

4. Case 13-054; East terminus of 53rd Avenue, A-1, Agricultural District to R-1, Single-family Residence District, submitted by Unity Corp./Republic Electric Company. (Rezoning)

5. Case 13-055; Unity Farms, submitted by Unity Corp./Republic Electric Company. (Preliminary Plat)

9. Case 13-059; Unity Farms, submitted by Unity Corp./Republic Electric Company. (Final Plat)

Beck reviewed the staff reports.

Wennlund expressed concern that only one street is available to access future subdivisions to the north of the proposed plat location. Beck explained that when Century Heights Twentieth Addition is developed, there will be two additional streets that link to Allison Drive which will connect to the extension of Hopewell Avenue. Wennlund asked Hopewell Avenue would be extended in conjunction with the development of Century Heights Twentieth Addition. Beck explained that the project is listed in the Capital Improvement Program. Connors added that as soon as right-of-way can be acquired, the project is ready to go.

Rafferty asked if 53rd Avenue would be extended any further. Beck explained that because of the difficult topography to the east, 53rd Avenue would not be extended any further.

On motion by Bennett, seconded by Stoltenberg, that the rezoning of property located at the east terminus of 53rd Avenue, A-1, Agricultural District to R-1, Single-family Residence District, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Bert, that the preliminary plat of Unity Farms be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Stoltenberg, seconded by Rafferty, that the final plat of Unity Farms be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat/Site Development Plan

6. Case 13-056; Genesis at Crow Valley Fourth Addition, submitted by Genesis Health Systems. (Final Plat)
10. Case 13-060; Lot 1, Genesis at Crow Valley Fourth Addition, submitted by Genesis Health Systems. (Site Development Plan)

Beck reviewed the staff reports.

Stoltenberg asked if there are any plans to install a traffic signal light at the entrance to the new building. Connors explained that the access to the north is from a private driveway. Fries added that a traffic study would have to be completed to determine if there are any warrants for a new traffic signal light.

Rafferty asked how far Falcon Avenue is from 18th Street. Connors estimated that the distance is between 600 and 700 feet.

Wennlund asked for clarification of the location of the storm water detention outlot that is referenced in the staff report. Beck explained that it is located north of 56th Avenue and is indicated on the preliminary plat. He indicated that the basin will collect the water from the development in addition to some runoff from 53rd Avenue.

Wennlund asked if there is an adequate number of handicapped parking spaces to serve the development. He commented that it does not appear that there are very many spaces in light of the fact that the building will house medical offices. Connors explained that the number of available handicapped parking spaces meets code requirements, adding that the developer cannot be required to provide more spaces than are required by the Americans with Disabilities Act.

On motion by Stoltenberg, seconded by Bennett, that the final plat of Genesis at Crow Valley Fourth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Bert, seconded by Stoltenberg, that the site development plan for Lot 1, Genesis at Crow Valley Fourth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Final Plat

7. Case 13-057; The Highlands Sixth Addition, submitted by Heartland Builders of the Quad Cities, Inc.

Beck reviewed the staff report.

Rafferty asked what changes should be made to the platting process to prevent lots from becoming too small to develop in a similar manner as the rest of a neighborhood. Beck explained that the plats of survey adjusting the lot lines of most of the remainder of the subdivision should never have been approved. He indicated that only four lots in the subdivision are the same size as when the plat was originally approved. Connors stated that the Iowa State Code allows the adjustment of lot boundaries without the approval of a municipality by means of a plat of survey. He added that the city now requires that plats of survey be approved by planning staff before they are recorded which should reduce some of the problem.

On motion by Stoltenberg, seconded by Bennett, that the final plat of The Highlands Sixth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

8. Case 13-058; Hopewell Hills Third Addition, submitted by Bettendorf Land Development, LLC.

Beck reviewed the staff report.

Wennlund asked if a temporary vehicle turnaround would be installed. Beck confirmed this, adding that it would be located at the end of Idaho Drive. Wennlund asked if Lots 4 and 5 would be buildable. Beck confirmed this. Wennlund commented that he would be opposed to ever allowing a permanent hammerhead in a subdivision.

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

ALL AYES

Motion carried.

Site Development Plan

11. Case 13-061; 2030 Middle Road, submitted by Bettendorf Community School District.

Beck reviewed the staff report.

Wennlund referenced a letter from Cheryl Sickler of 2225 - 18th Street expressing opposition to the request and requesting that if the project is approved a berm be installed to redirect any additional runoff.

Wennlund asked where Sickler's property is located in relation to the proposed construction. Beck explained that in 2002 after the medical office building southwest of the school was built, some of the neighbors along 18th Street experienced problems with storm water runoff. He indicated that the city has attempted to correct some of the ponding problems on 18th Street itself, adding that the homes in question are more low-lying than the school and office building.

Wennlund indicated that it is his understanding that the new storm water detention improvements would actually lessen the runoff from the site as it exists now. Beck confirmed this. Wennlund asked if staff feels that Sickler's runoff problems would be exacerbated at all by the proposed construction. Beck indicated that the new construction would have no impact.

Rafferty asked for further clarification of where the storm water runoff would go, adding that adding more impervious surface would increase runoff. Beck explained that the new storm sewer would direct storm water to the south. Jason Holdorf, engineer for the applicant, explained that because a large part of the area where the new building additions are to be located is already impervious surface, there will not be much additional runoff. He indicated that he would relay the neighbor's comments to the applicant. Holdorf indicated that the new infiltration basin would capture runoff from the roof drains and direct it to the southwest. Wennlund asked where the runoff goes now. Holdorf stated that it is directed to the draw leading to the lagoon. Wennlund asked if there are any additional roof drains on the west side of the building. Holdorf confirmed this but reiterated that the building additions will add a very negligible amount of impervious surface to the site.

Rafferty asked if there would be a sidewalk leading from the door on the addition that is to be located on the east side. He indicated that there appears to be a substantial grade change there but that no sidewalk is indicated on the site plan. Rafferty asked whether fire access is available to the east side of the building. He indicated that from the aerial photo it does not appear as though fire access would be available from the south because of the topography and existing trees. Connors commented that the fire access issue was not raised at the development review committee meeting. Stoltenberg stated that the aerial photo is not current, adding that there is an existing fire access road leading from Spruce Hills Drive to the building near the northeast corner.

Rafferty commented that the school district should be made aware that any additional paving added to the site in the future on the west side of the building to replace what exists today there could increase storm water runoff. Holdorf concurred, indicating that any addition of impervious surface would require further storm water detention improvements.

On motion by Rafferty, seconded by Bennett, that the site development plan for 2030 Middle Road be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

Other

12. Commission Update.

Connors stated that the following cases were approved by the City Council:

9/3/13

1109 Tanglefoot Lane, site development plan
3222 and 3236 Bear Tooth Court, site development plan
5123 Middle Road, site development plan
VenWoods Estates Third Addition, final plat

9/17/13

2906 State Street, Commercial to General Industrial, first reading of ordinance

2906 State Street, C-3 to I-2, first reading of ordinance

Lots 19 and 20, The Highlands Third Addition, Office/transitional to Traditional Residential, first reading of ordinance

Lots 19 and 20, The Highlands Third Addition, C-5 to R-3) first reading of ordinance

There being no further business, the meeting adjourned at approximately 6:15 p.m.

These minutes approved

Gregory W. Beck, City Planner