

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  
AUGUST 20, 2014  
5:30 P.M.**

The Planning and Zoning Commission meeting of August 20, 2014, was called to order by Wennlund at 5:30 p.m. in the City Hall Council Chambers, 1609 State Street.

1. Roll Call

MEMBERS PRESENT: Bennett, Kappeler, Peters, Stoltenberg, Wennlund

MEMBERS ABSENT: Bert, Rafferty

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

2. Approval of the minutes of the meeting of July 16, 2014.

On motion by Bennett, seconded by Stoltenberg, that the minutes of the meeting of July 16, 2014 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Rezoning

4. Case 14-063; Outlots 1 and 2, Mastland Subdivision, A-2 to A-1, submitted by Judith and Charles Pierson.

Beck reviewed the staff report.

Wennlund asked if the property had been rezoned originally by the current applicant. Beck explained that that is not the case. He indicated that the entirety of the subdivision was platted in 1990 and has a zoning classification of A-2 which would allow development of single-family housing without the requirement for installation of sanitary sewer or water service. He stated that the original subdivider's intent was to further subdivide the property into smaller lots while still meeting the ordinance requirements.

Kappeler asked if the property proposed to be rezoned is owned by the applicant. Beck confirmed this, adding that there is a potential purchaser who is interested in buying the outlots from the Piersons.

Jim Roberts, 3131 Mount Joy Avenue, stated that it is his understanding that in an A-2 district the only way a new barn would be allowed to be built is to demolish the two existing structures and construct a new building of the same square footage which he has calculated to be 2886 square feet. He explained that if the property is rezoned to A-1 there would be no limits on size and the existing structures could remain as long as the required setbacks are maintained. He added that he would be opposed to a barn's being constructed by his house. Roberts stated that the owner plans to sell the property in question, indicating that the potential purchaser has already toured the property on 4-wheeled vehicles. He added that he would be opposed to the property's being used for a go-cart race track. Roberts stated that the existing barn has an asbestos roof and that if it is demolished city and state permits would have to be granted to allow the removal of the asbestos. He reiterated that he is opposed to another barn being constructed and the traffic that will come with it.

Wennlund asked if a commercial 4-wheeler track would be allowed if the property is rezoned to A-1. Connors explained that it would not. Wennlund asked if using a 4-wheeler for agricultural purposes would be allowed. Beck confirmed this.

A discussion was held regarding the setback requirements for the A-1 and A-2 districts. Beck stated that 50-foot setbacks are required for the front, rear, and side yards in the A-1 district and that the required setbacks for the A-2 district are 40 feet for front and rear yards and a 20-foot total side yard. He indicated that Outlot 1 is 174 feet wide.

Bennett asked what types of uses are allowed in the A-1 district. Beck explained that most farming uses are allowed along with a veterinary clinic, transmission tower, fruit stand, and summer camp, etc.

Wennlund asked if the land is currently being cultivated. Roberts stated that the owner participates in the Conservation Reserve Program (CRP), adding that most of the land has been planted with prairie grasses or trees.

Dave Steil, 2717 Eagle Heights Court, explained that he is the potential purchaser of the property from Pierson. He indicated that if he does purchase the property, his intention is to build another utility shed on the property. He stated that the existing barn does have asbestos in the roof and that he has hired a consultant to determine the best method for removing it. He added that he is fully aware of the city and state requirements with regard to asbestos removal if he chooses to demolish the barn. Steil stated that he intends for the property to remain in the CRP program, adding that he has no plans to use the property for commercial purposes but rather to be able to enjoy the small pond and large number of trees. He indicated that most of other properties in the area are zoned A-1 as well.

Larry Dickey, 3116 Mount Joy Avenue, stated that the aerial map that has been shown on the screen mistakenly indicates that his property is included in the proposed area to be rezoned. Wennlund stated that the plat drawing accurately depicts the boundaries of the lots to be rezoned.

Kappeler asked if access is available to the outlots if the barns are not demolished. Steil confirmed this.

On motion by Stoltenberg, seconded by Kappeler, that the rezoning for Outlots 1 and 2, Mastland Subdivision, A-2 to A-1, be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

**Site Development Plan**

- 5. Case 14-065; 2700 Middle Road, submitted by Heritage Church. (Deferred to meeting of September 17, 2014.)

**Other**

- 6. Commission update.

Connors stated that subsequent to the last meeting the following cases were approved:

- Great River Addition, final plat and site development plan (storage buildings)
- Spencer Hollow 1st Addition, rezoning (third reading) and preliminary plat
- Villas at Glengevlin Third Addition, rezoning (third reading), final plat, development plan
- Hopewell First Addition, rezoning (second reading), development plan
- Villas at Glengevlin Fourth Addition, rezoning (public hearing and first reading)

Connors stated that the consultant for the Comprehensive Plan had recently visited and had gathered information regarding infrastructures issues on the north side of Bettendorf and possible annexation areas. He indicated that a new growth area design studio would be held September 7, 8, and 9 with an open house on the 9<sup>th</sup> at the Community Center. Connors stated that a downtown/riverfront design studio would be held October 26, 27, and 28 with the open house at the Community Center scheduled for the 28<sup>th</sup>. He indicated that committee meetings are upcoming on September 8 and October 27.

Connors indicated that the Streetscape Committee has been reconvened and will focus on the city square area between State Street, Grant Street, and 21<sup>st</sup> Street. He added that the house on the property have been purchased by the city and will soon be demolished.

There being no further business, the meeting adjourned at approximately 6:00 p.m.

These minutes approved \_\_\_\_\_

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 Gregory W. Beck, City Planner