

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  
JANUARY 21, 2015  
5:30 P.M.**

The Planning and Zoning Commission meeting of January 21, 2015, 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, Bert, Kappeler, \*Stoltenberg, Wennlund

MEMBERS ABSENT: Peters, Rafferty

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Lisa Fuhrman, Secretary; Kristine Stone, City Attorney; Brian Schmidt, Public Works Director

2. Approval of the minutes of the meeting of December 17, 2014.

On motion by Kappeler, seconded by Bennett, that the minutes of the meeting of December 17, 2014 be approved as submitted.

ALL AYES

Motion carried.

3. Review and approval of the 2014 Planning and Zoning Commission Annual Report.

Connors commented that the Commission had reviewed a large variety of cases during 2014.

4. Election of officers.

On motion by Kappeler, seconded by Bennett, that Wennlund remain in the position of chairman for 2015.

ALL AYES

Motion carried.

5. Review of Commission procedures.

**Preliminary Plat**

6. Case 15-002; The Settlement at Pigeon Creek Eighth Addition, submitted by KW Development, LLC/Bob Walter Homes, Inc.

\*Stoltenberg arrived.

Beck reviewed the staff report.

Kappeler asked if one of the storm water detention areas would be located on a different parcel and for clarification of the owner. Beck confirmed this, adding that the property is owned by Unity Farms and would eventually be acquired by the applicants.

Wennlund asked if it is anticipated that the creek located in the northeast part of the proposed subdivision would be moved. Beck confirmed this, adding that if the Corps of Engineers approves, approximately 200 linear feet of the creek would be moved to the north. Wennlund asked if the rerouting of the creek is to make the lots more developable. Beck confirmed this, adding that the project would include bank stabilization. Wennlund asked if the city would then concur with the approval of the Corps of Engineers. Schmidt confirmed this, adding that the developer's engineer is working with the Corps of Engineers and has already made a site visit. He indicated that approval of the preliminary plat will further facilitate the completion of the required study of the unnamed creek.

Wennlund asked for clarification of Condition 6 listed in the staff report regarding unused right-of-way. Beck stated that the right-of-way in question is located at the east terminus of 53<sup>rd</sup> Avenue. Wennlund asked if the right-of-way in question is what would have been used had the original plan for the extension of 53<sup>rd</sup> Avenue taken place. Beck confirmed this.

On motion by Kappeler, seconded by Bert, that the preliminary plat of The Settlement at Pigeon Creek Eighth Addition be recommended for approval subject to staff recommendations.

ALL AYES

Motion carried.

**Other**

7. Commission update.

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

Advantage 242, final plat  
931 State Street, site development plan  
2211 Kimberly Road, site development plan

Everest Summit First Addition, preliminary plat

Kappeler expressed her appreciation of staff's efforts with regard to the activities of the Commission during 2014. Wennlund concurred, adding that he is especially appreciative of staff's willingness to encourage applicants to modify their plans to make a development more functional oftentimes by incorporating the Commission's suggestions.

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

These minutes approved

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Gregory W. Beck, City Planner