

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  
APRIL 15, 2015  
5:30 P.M.**

The Planning and Zoning Commission meeting of April 15, 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, Peters, \*Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: None

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

2. Approval of the minutes of the meeting of March 18, 2015.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of March 18, 2015 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

**Final Plat**

4. Case 15-028; Pegasus First Addition, submitted by Pegasus Land, LLC.

Beck reviewed the staff report.

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

ALL AYES

Motion carried.

**Other**

6. Discussion of Future Land Use Map.

Connors stated that an open house was held on April 13 to present the new Comprehensive Plan to the public. He indicated that after the public comment period ends on April 24 staff will meet with the consultant and make any necessary adjustments to the plan. He stated that it is staff's intent to have the plan ready for Commission review and approval at next month's meeting. Connors requested that the Commission members review the future land use map that was distributed and indicate on it any suggested revisions so that they can be taken into consideration. He stated that the land use map may be a point of contention with some developers. Wennlund stated that he had heard comments at the open house in favor of the zones where there is more flexibility with regard to development. Connors stated that the flexibility will make it easier for staff, developers, and Commission members to come to an agreement.

Kappeler asked how soon the zoning regulations would be updated to reflect the updated Comprehensive Plan. Connors explained that a lot of the work on the zoning regulations would be completed by staff in conjunction with the developer. He indicated that the consultant would like to hold a 3-hour long meeting to begin the process but that he is not necessarily in favor of that. He added that he would welcome the help of any members of the Board of Adjustment, Planning and Zoning Commission, and City Council to review the revised regulations. He stated that he does not feel that it is necessary to lengthen the public input process as there have already been many opportunities for comments from the public about the Comprehensive Plan.

\*Rafferty arrived.

Wennlund stated that he would not be opposed to a kickoff meeting if the consultant could demonstrate the added value of such a session. Connors indicated that he would request a proposed outline for the meeting.

There being no further business, the meeting adjourned at approximately 540 p.m.

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

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Gregory W. Beck, City Planner