

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
JULY 19, 2017
5:30 P.M.**

The Planning and Zoning Commission meeting of July 19, 2017, 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: Kappeler, Peters, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Bert, Ormsby

STAFF PRESENT: Bill Connors, Community Development Director; Lisa Fuhrman, Secretary; Brian Fries, Assistant City Engineer; Steve Knorrek, Fire Marshal; Chris Curran, City Attorney

2. Approval of the minutes of the meeting of June 21, 2017.

On motion by Kappeler, seconded by Stoltenberg, that the minutes of the meeting of June 21, 2017 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Preliminary Plat

4. Case 17-061; VenWoods Estates Fourth Addition, submitted by Pete Stopulos/321 Partners, LLC.

Connors reviewed the staff report.

Rafferty asked who would be responsible for the maintenance of Outlot A. Connors stated that a homeowner's association would have that responsibility. He indicated that

the city has not requested any conditions that would typically be included in any restrictive covenants governing the subdivision, adding that approval by the County is still required. Connors stated that when staff reviews subdivisions in the City's extraterritorial jurisdiction the focus is more on the technical aspects rather than platting documentation.

Wennlund asked if the proposed subdivision is under the same ownership and control as the other VenWoods subdivisions. Jens Baker, 19148 - 247th Avenue, explained that the oversight of the other VenWoods subdivisions has been released to the homeowner's association and subsequently transferred to the individual lot owners. He indicated that the covenants for the proposed subdivision were developed in accord with the other VenWoods subdivisions. He indicated that the proposed documents were reviewed by the other homeowner's association.

Wennlund asked who is responsible for snow removal from the streets. Baker stated that Scott County plows the snow.

On motion by Kappeler, seconded by Rafferty, that the final plat of VenWoods Estates Fourth Addition be approved subject to staff recommendations.

ROLL CALL ON MOTION

AYE: Kappeler, Rafferty, Stoltenberg, Wennlund
NAY: None
ABSTAIN: Peters

Motion carried.

Final Plat/Site Development Plan

5. Case 17-048; Crow Creek Estates (replat), submitted by David Ryan.
6. Case 17-036; Lot 1, Crow Creek Estates (proposed), submitted by Drive, LLC/David Ryan.

Connors reviewed the staff report.

Kappeler asked for clarification of the location of the guest overflow parking. Connors stated that he believes it would be located on the south side of the driveway in front of the townhouse units.

Kappeler asked if there would be a landscape buffer to screen the units from the adjacent utility substation. Connors stated that there would be landscaping located along Devils Glen Road. He asked if there is an opaque fence on the south side now. David Ryan, the applicant, confirmed this. He indicated that he had considered planting arborvitae along the driveway area to hide the fence, adding that there will be 4-5 feet of space available for plantings on the south side of the drive.

Wennlund asked for confirmation of the location of the overflow parking. Ryan explained that the end units will have one-car garages with a space to the side and that the interior units will have two-car garages with tandem parking available on the driveways. Kappeler asked if there is sufficient room to fit two cars on the individual driveway aprons. Ryan confirmed this.

Wennlund asked if there would still be adequate room for fire apparatus to turn around if snow is pushed to the east end of the property. Connors explained that the homeowners would be responsible for snow removal. He added that given the steep grade change on the property, the snow that is pushed to the east end of the driveway will likely end up going down the hill.

Wennlund asked if the paved surfaces would all be considered to be private drives. Connors confirmed this.

Peters asked if the future homeowners would have city trash pick-up. Connors explained that typically with this type of confined development, the trash pick-up is private because of the liability issues involved with the large garbage trucks and the difficulty of maneuverability. Peters asked where the trash enclosure would be located. Connors stated that the location of the trash enclosure has not yet been determined. Ryan commented that he has considered placing it near the front of the detention basin. Peters asked if the cost of trash removal would be at the cost of the homeowner's association. Ryan confirmed this.

Rafferty commented that the property slopes downhill from where the driveway begins at Devils Glen Road approximately 6-7 feet to the east end of the property. He stated that there will be a substantial amount of water runoff, some of which will be captured by the detention basin. Rafferty added that the remainder will travel around the building to the east end. He stated that both of those areas have outlets that go across the embankment into the outlet to the Springs apartment complex. He indicated that the site plan shows 'proposed' rip rap and suggested that the applicant be required to install rip rap so that some erosion along the embankment can be forestalled. Wennlund

asked if the permeable pavers indicated on the site plan will help with drainage issues. Connors confirmed this.

Rafferty asked if the applicant has permission to outlet drain storm water into Outlot A which is owned by Springs at Bettendorf. Connors stated that the outlet would go directly to Crow Creek. He indicated that he is unaware of whether there have been any discussions. Ryan stated that he has had no discussions with the Springs. Connors stated that Ryan must get permission from the Springs because of the concentrated flow of water that will be outletting on to their property. Rafferty asked if the item could move forward if there is no agreement in place allowing the applicant to run water across the Springs property. Connors stated that he would not submit the case to City Council for approval until such time a response has been received from the Springs.

Rhonda Calhoun, property manager of Springs at Bettendorf, asked if the applicant plans to lease the units or sell them. Ryan stated that they would initially be leased but later would be for sale. Calhoun asked in what price range the units would selling and when they are proposed to be completed. Ryan explained that he is unsure of the selling price, adding that the construction would start this fall. Calhoun asked if there would be any special amenities available and for clarification of the building finishes. Ryan stated that there would be no amenities and that the outside of the building would have a brick façade.

Susan Gates, 5091 Brittany Court, asked for clarification of where the driveway from Devils Glen Road would be located. Connors stated that it would be located south of her lot. Gates expressed concern about the headlights that would shine into Schaefer Farms. Connors asked Gates if there is a berm located there. Gates stated that the berm tapers down such that her fence is at street level. She indicated that there is significant runoff that goes into the ravine at the back of her lot. She questioned whether the existing trees would be preserved across the street from her lot. Ryan stated that he anticipates building a commercial structure on the southern lot. Gates stated that her impression is that the zoning classification is meant for residential uses. Connors explained that the southern lot is still zoned Agricultural and would later be rezoned for further development. Ryan stated that he is considering constructing a building to house his commercial offices at some point in the future. Gates asked if the trees would be preserved along Devils Glen Road. She stated that they provide a phenomenal buffer. Ryan stated that those trees are mostly scrub trees. Gates asked if the applicant plans to clear cut the trees in order to develop the lots. Ryan explained that the trees would be removed on the south side but that he hopes to preserve as many as trees as possible on the north side.

Mike Richmond, engineer representing the applicant, explained that the majority of the runoff that will occur on the site is from the southern end of the property because the lots are isolated by the curb on Devils Glen Road. He indicated that the runoff rate was taken into consideration when the calculations were completed and has been accounted for in the sizing of the two detention ponds, two water quality swales, and the permeable pavers on the property. He stated that the runoff will be slowed down and cleaned as a result of these measures.

On motion by Kappeler, seconded by Stoltenberg, that the final plat of Crow Creek Estates be approved subject to staff recommendations.

ALL AYES

Motion carried.

On motion by Rafferty, seconded by Kappeler, that the site development plan for Lot 1 of Crow Creek Estates be approved subject to staff recommendations and the City's being notified by the applicant that Springs at Bettendorf has approved an agreement allowing the additional runoff generated by the development on to their property.

ALL AYES

Motion carried.

Final Plat

7. Case 17-064; Lewis First Addition (replat), submitted by Windmill Design and Development.

Connors reviewed the staff report.

Kappeler asked if the outbuilding on the lot will be demolished. Connors explained that a building of that type is not allowed by a principal structure on a lot and would have to be removed. Craig Windmill, the applicant, indicated that the building would be removed.

Kappeler commented that there are several different zoning classifications for the properties that abut the proposed subdivision. She indicated that any development that occurs in the future should blend with the other uses in the area. Connors stated that a

significant amount of screening was required to be placed on the western side of the adjacent property to the east.

Kappeler asked if the former baseball diamond on the property is located on the south end. Windmiller confirmed this.

On motion by Peters, seconded by Kappeler, that the final plat of Lewis First Addition be approved subject to staff recommendations.

ALL AYES

Motion carried.

Other

8. Commission Update.

Connors stated that the City Council followed the recommendation of the Commission regarding the following cases:

- 1609 State Street, site development plan
- 1423 Hillside Drive, site development plan

Connors commented that a successful neighborhood meeting was held with regard to the proposed Grant Wood School prior to the City Council meeting. He added that an additional meeting was held at Lubo Odvarko’s home to address his separate issues.

Connors stated that date for public hearing regarding the approval of the revised Zoning ordinance would be set at the next Council meeting with a discussion to be held at the Committee of the Whole meeting. He indicated that he has informed the City Council that the Planning and Zoning Commission has enthusiastically recommended approval of the new ordinance.

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

These minutes approved _____

 William Connors
 Community Development Director