

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
NOVEMBER 15, 2017
5:30 P.M.**

The Planning and Zoning Commission meeting of November 15, 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: Bert, Kappeler, Ormsby, Rafferty, Stoltenberg, Wennlund

MEMBERS ABSENT: Peters

STAFF PRESENT: Greg Beck, City Planner; Bill Connors, Community Development Director; Lisa Fuhrman, Secretary; Brian Fries, Assistant City Engineer

2. Approval of the minutes of the meeting of October 18, 2017.

On motion by Kappeler, seconded by Rafferty, that the minutes of the meeting of October 18, 2017 be approved as submitted.

ALL AYES

Motion carried.

3. Review of Commission procedures.

Site Development Plan

4. Case 17-091; 770 Tanglefoot Lane, submitted by Strategic Behavioral Health, LLC.

Beck reviewed the staff report.

Kappeler asked if Golden Valley Drive would be extended from Tanglefoot Lane to 40th Avenue as originally planned. Beck explained that there are no longer plans to extend Golden Valley Drive as indicated on a previous final plat of the area. He indicated that because of the way the subdivision has been developed, it is no longer necessary. Connors added that the extension was originally intended to provide greater connectivity for a high-intensity use that never came to fruition.

Kappeler asked how the loading docks and deliveries would affect traffic patterns. Beck explained that he does not believe that there are loading docks per se, adding that

deliveries would be made on the east side of the building. Wennlund asked if the dumpster would be located there as well. Beck stated that he believes that that is the case.

Kappeler questioned why there are so many parking spaces provided beyond what is required. Chris Townsend, engineer representing the applicant, stated that the developer was insistent on having a surplus of parking. He indicated that there will be a large number of staff members on the site and that the excess spaces may be used during shift changes. He added that the patients will likely not be driving to the site.

Wennlund asked if the 4 handicapped parking spaces shown are adequate. Townsend explained that 1 handicapped space per 25 spaces provided is required, adding that he would ensure that the site is code-compliant in this regard. Wennlund commented that even if the developer builds the second building indicated on the site plan, there would still be an adequate number of parking spaces.

On motion by Rafferty, seconded by Stoltenberg, that the site development plan for 770 Tanglefoot Lane be approved subject to staff recommendations.

ALL AYES

Motion carried.

Other

13. Commission Update.

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

- Lewis First Addition, final plat (public hearing for rezoning 11/21)
- Tunberg Third Addition, final plat
- Tim Grothus First Addition, final plat
- 3470 Middle Road, site development plan
- 4784 Middle Road, site development plan
- Lot 4, Bettplex First Addition, site development plan

Connors stated that several Council members had expressed their appreciation for the Commission's due diligence recently in working with applicants to improve their projects.

There being no further business, the meeting adjourned at approximately 5:40 p.m.

These minutes approved _____

Gregory W. Beck
Community Development Director