

**MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION**

6:00 p.m.

Wednesday, January 4, 2023

City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Matt Mulligan; Commission Members Martha Christ, Becky Kemp, Ryan Sempf, and Teri Zuccaro

Commissioners Excused: Pat Norton & Rich Russell

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont and Shena Moon

CALL TO ORDER: The meeting was called to order by Chairperson Mulligan at 6:00 p.m.

MINUTES: Motion by Kemp, seconded by Christ, to approve the minutes of the December 7, 2022 meeting. Motion carried by the following vote: Aye – Christ, Kemp, Sempf, Zuccaro, and Mulligan; Nay – none.

PUBLIC HEARING/AMEND PLANNED UNIT DEVELOPMENT: Application of Joe Meyers, ImOn Communications, to amend the Dubuque Technology Park Planned Unit Development for property located at 10490 Lake Eleanor Drive, to accommodate a fiber optic hub.

Joe Meyers, 683 6th Avenue, Conroy, IA, spoke on behalf of ImOn Communications. He noted that they are looking to place a new hub on the south side of the city and that the small property within the Dubuque Technology Park is a good location for them. He noted it would be a precast 12' by 20' structure similar to the one constructed at the City Fire Station at 32nd Street and Central Avenue.

There was no public input.

Planning Services Manager Wally Wernimont detailed the staff report noting that ImOn Communications has been working with the city and the Greater Dubuque Development Corporation to find a location for a fiberoptic hub on the south side of the city. He noted the subject site is a small, triangular piece of property that currently contains overhead power lines and some other utilities. He stated the subject site is located within the Dubuque Technology Park Planned Unit Development (PUD) and is currently identified as public open space within the PUD. He noted the PUD would require an amendment to include a new land use zone that would allow the subject site to be utilized for the

proposed project. He stated that City staff has reviewed the proposed hub location for compliance with City codes. In addition to the proposed new land use zone, the amended PUD would include an ordinance and updates to the Unified Development Code (UDC) references as the existing PUD references a prior version of the UDC.

There were no questions or concerns from the Commission.

Motion by Christ, seconded by Zuccaro, to approve amending the planned unit development as submitted. Motion carried by the following vote: Aye – Christ, Kemp, Sempf, Zuccaro, and Mulligan; Nay – none.

PUBLIC HEARING/TEXT AMENDMENT: Application of the City of Dubuque to amend the Unified Development Code Section 16-11-8 Subdivision Design Standards and Section 16-13-3 Site Development Requirements regarding extension of public improvements.

Staff Member Moon discussed the proposed text amendment noting the code sections that would be modified to include requirements for the extension of public utilities. She explained that the proposed text amendments are consistent with already existing City policies pertaining to the requirements for the extension of public utilities which would pertain to streets, sanitary sewers, water mains, streetlights, fiberoptic network and bike/hike trails. She noted the proposed amendment would codify the existing City policies and doing so would provide transparency for applicants and developers and would allow the City to have a stronger implementation of the existing policies.

There was no public input.

Commissioner Sempf questioned whether the proposed requirement to extend public utilities is standard with development in other communities.

Planning Services Manager Wally Wernimont stated that the proposed amendment is consistent with policies that the City has already been implementing for a number of years and that codifying the policies would make the requirements clear to developers and landowners. And yes, typically other communities have similar requirements to extend public utilities and that it's good planning principles to be following.

Motion by Kemp, seconded by Christ, to approve the text amendment as submitted. Motion carried by the following vote: Aye – Christ, Zuccaro, Sempf, Mulligan, and Kemp; Nay – none.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF: Staff noted the upcoming Commissioner training planned for Monday, April 24, 2023, and noted that additional information will be provided in the near future.

ADJOURNMENT: Motion by Kemp, seconded by Sempf to adjourn the January 4, 2023, Commission meeting. Motion carried by the following vote: Aye – Christ, Kemp, Sempf, Zuccaro, and Mulligan; Nay – none.

The meeting adjourned at 6:16 p.m.

Respectfully submitted,



Shena Moon, Associate Planner

February 1, 2023

Adopted