

**MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION**

6:00 p.m.

Wednesday, February 1, 2023

City Council Chambers, Historic Federal Building

Commissioners Present: Chairperson Matt Mulligan; Commission Members Martha Christ, Becky Kemp, Pat Norton, Rich Russell and Teri Zuccaro

Commissioners Excused: Ryan Sempf

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont, Shena Moon, and Travis Schrobilgen

CALL TO ORDER: The meeting was called to order by Chairperson Mulligan at 6:04 p.m.

MINUTES: Motion by Zuccaro seconded by Kemp to approve the minutes of the January 4, 2023, meeting. Motion carried by the following vote: Aye – Christ, Kemp, Zuccaro, and Mulligan; Nay – none; Abstain – Russell and Norton

PUBLIC HEARING/AMEND PLANNED UNIT DEVELOPMENT: Application of Dave Lyons and Dubuque Childcare Collaborative LLC to amend Zone B of the Dubuque Industrial Center West Planned Unit Development to allow childcare centers, early learning centers, general office, data centers, and emergency call centers for property located at 7900 Chavenelle Road.

Ian Hatch with the City of Dubuque Economic Development Department, spoke on behalf of Dubuque Childcare Collaborative. He noted that the Dubuque Childcare Collaborative LLC received a \$2.1 million grant from the state to create a multi-employer childcare center in the Dubuque Industrial Center West. He stated that the primary use of the property would be childcare and preschool, but the site would also provide critical gap childcare and other uses including general office, emergency call centers, and data centers. He stated that the intent of the facility is to fill a deeply felt need within the community.

Staff Member Moon detailed the staff report noting Zone B is comprised of a single property, the subject property, and is the only property that would be affected by the proposed amendment. The amendment would add childcare, early learning, data centers and emergency call centers as a permitted use and would rename the Corporate Office use as General Office. She described the property and reiterated that a grant was

received which prompted the request. She noted that all other development regulations within the existing PUD would remain unchanged and that any changes to the site would require site plan review.

Commissioner Norton asked how much of the existing building would be used for childcare versus the other uses. Mr. Hatch said more than half of the building would be reserved for childcare.

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

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF: Planning Services Manager, Wally Wernimont reminded the Commission of the upcoming Iowa State Planning & Zoning Workshop for Board and Commission members on Monday, April 24, 2023.

ADJOURNMENT: Motion by Kemp seconded by Zuccaro to adjourn the February 1, 2023, Commission meeting. Motion carried by the following vote: Aye – Christ, Kemp, Norton, Russell, Zuccaro, and Mulligan; Nay – none.

The meeting adjourned at 6:16 p.m.

Respectfully submitted,



Shena Moon, Associate Planner

March 1, 2023

Adopted