



## ZONING ADVISORY COMMISSION

**DATE:** Wednesday, September 6, 2023

**TIME:** 6:00 p.m.

**PLACE:** City Council Chamber, Historic Federal Building  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

Notice is hereby given that the above identified governmental body will meet at the time, date and place as noted above. **Please Note: Zoning Advisory Commission meetings are televised on City Cable TV Channel 8.** The agenda for the meeting is as follows:

**A. REGULAR SESSION**

**B. CALL TO ORDER**

**C. ROLL CALL**

**D. MINUTES** – August 2, 2023

**E. ACTION ITEMS**

**1. Simple Subdivision**

Applicant: City of Dubuque Engineering Department

Location: 6505 Pennsylvania Avenue, PIN 1019400006

Description: Plat of Survey of Lot 1 and Lot 2 of Bahl Middle Road Place

**2. Simple Subdivision**

Applicant: Terry Koelker, Buesing & Associates, Inc.

Location: Edmore Lane, PIN 1001101004

Description: Plat of Survey of Buelow Place

**3. Site Design Waiver**

Applicant: Adam Kafer, SIMS Properties, LLC

Location: 190 North Crescent Ridge

Description: To waive Site Design Standards within Chapter 13 of the Unified Development Code.

## F. PUBLIC HEARINGS

### 1. Rezoning – Traditional

Applicant: William R. Biver, Mary's Inn Maternity Home  
Location: 1749 Churchill Drive (PIN 1022379005 and 1022379004)  
Description: To rezone property from R-1 Single-Family Residential to R-3c Moderate Density Multi-Family Residential with conditions.

### 2. Rezoning – Traditional

Applicant: Cory Ranson  
Location: 25 Bissell Lane (PIN 1025402007 and 1025402008)  
Description: To rezone property from OR Office Residential to C-3 General Commercial.

### 3. Rezoning – Traditional

Applicant: Richard Sova, Landover Corporation  
Location: Radford Road, PIN 1020406088  
Description: To rezone property from Planned Unit Development with PC - Planned Commercial designation to OC Office Commercial.

### 4. Rezoning – Traditional

Applicant: Kim Adams, DuTrac Community Credit Union  
Location: 3465 Asbury Road  
Description: To rezone property from Planned Unit Development with PC - Planned Commercial designation to C-3 General Commercial.

### 5. Amend PUD – Quasi-Judicial

Applicant: Katie Merkes  
Location: 7495 Chavenelle Road  
Description: To amend Zone C of the Dubuque Industrial Center West Planned Unit Development to allow animal hospital or clinic, kennel, and pet daycare or grooming as permitted uses.

### 6. Text Amendment

Applicant: Capra Bank  
Description: To amend the Unified Development Code to allow Drive-Up Automatic Bank Teller as a Permitted Use in the C-3 General Commercial zoning district, as a Conditional Use in the C-4 Downtown Commercial zoning district, and to establish signage regulations for a Drive-Up Automatic Bank Teller use.

## 7. ITEMS FROM PUBLIC

At this time, anyone in the Council Chamber may address the Commission on matters which are of concern to that person, and which are not an agenda item. Please take your place at the microphone and state your name and address clearly. Proceed with your comments; however, no formal action may be taken at this time on your comments because of the notice requirements of the Iowa Open Meetings Law.

**8. ITEMS FROM COMMISSION**

**9. ITEMS FROM STAFF**

**10. ADJOURNMENT**

This notice is given pursuant to Chapter 21, Code of Iowa and applicable local regulations of the City of Dubuque and/or the governmental body holding the meeting. If you have any questions or comments concerning this notice, please contact the Planning Services Department, City Hall, 50 W. 13th Street, Dubuque, IA 52001, (563) 589-4210. Individuals with limited English proficiency, or vision, hearing or speech impairments requiring special assistance should contact the Planning Services Department at (563) 589-4210, 48 hours prior to the meeting.



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Shena Moon, Associate Planner