



# Approved

**MINUTES**  
**CITY OF DUBUQUE LONG RANGE PLANNING ADVISORY COMMISSION**  
**REGULAR SESSION**

5:30 p.m.

Wednesday, July 17, 2024  
City Council Chambers, Historic Federal Building

**Commissioners Present:** Chairperson Michael Rabagia; Commissioners Cliff Conrad, Beth McGrath, Aaron Miller, Tyler Stoffel, and Mark Ward.

**Commissioners Excused:** Rick Merfeld.

**Commissioners Unexcused:** None.

**Staff Members Present:** Wally Wernimont and Jason Duba.

**CALL TO ORDER:** The meeting was called to order by Chairperson Michael Rabagia at 5:40 p.m.

**ROLL CALL**

Oath of Office was conducted for new commissioner Aaron Miller. Introductions were made.

**MINUTES:** Motion by Rabagia, seconded by Ward, to approve the minutes of the February 21, 2024 Long Range Planning Advisory Commission meeting as submitted. Motion carried by the following vote: Aye – Conrad, McGrath, Miller, Ward, and Rabagia; Nay – None.

**ACTION ITEMS:**

New Urban Renewal Area: Mount Pleasant Place Urban Renewal Area.

Assistant Economic Development Director, Ian Hatch, presented the request. He noted it is for the construction of 16 single-family homes adjacent to Mount Pleasant Home. He said the property is owned by Dubuque and Jackson County Habitat for Humanity. He noted it meets the comprehensive plan goals related to livable neighborhoods, and he referred to chapter six of the plan, which identifies Habitat for Humanity as a partner to work with. He said it would provide a need in our community for affordable housing.

Duba noted the property went through a process to be rezoned to a Planned Residential Development. The concept plan for the property was displayed to show how the 16 homes are planned to be laid out on the site.

Rabagia asked about the open space and street access to a neighboring home. Wernimont explained that the street is platted and will remain and the detention basin will be on the other side of it.

McGrath asked about the single existing house that is surrounded by this property. Wernimont replied that it will remain and that the ZAC required there to be screening around the house.

Ward asked if the property was going to remain a single lot, and Wernimont replied yes, that it will be operated like a homeowners' association. Miller expressed that it may be uncommon for low-to-moderate income housing to be operated like a homeowner's association.

Motion by Rabagia, seconded by Conrad, to recommend the Mount Pleasant Place Urban Renewal Area for approval to City Council. Motion carried by the following vote: Aye – Conrad, McGrath, Miller, Ward, and Rabagia; Nay – None.

**ITEMS FROM PUBLIC:** None.

**ITEMS FROM COMMISSION:** None.

**ITEMS FROM STAFF:**

**Election of Officers:** Rabagia volunteered to serve another term as Chairperson, and McGrath volunteered to serve another term as Vice Chairperson

Motion by Ward, seconded by Conrad, to elect Rabagia as Chairperson. Motion carried by the following vote: Aye – Conrad, McGrath, Miller, Ward, and Rabagia; Nay – None.

Motion by Ward, seconded by Conrad, to elect McGrath as Vice Chairperson. Motion carried by the following vote: Aye – Conrad, McGrath, Miller, Ward, and Rabagia; Nay – None.

**Imagine Dubuque update:** Assistant Planner Duba and Planning Services Director Wernimont led a review of selected progress updates about Imagine Dubuque recommendations. One selection was made from each of the plan's seven categories.

Economic Prosperity: Employment, 1.1.4: Inclusive Dubuque.

Sustainable Environment: Clean Water, 2.1.1: Bee Branch watershed flood mitigation projects.

Social + Cultural Vibrancy: Health, 3.6.1: Partnership with Dubuque County on the Opioid Response subcommittee.

Livable Neighborhoods + Housing: Livable Neighborhoods, 4.1.1: Repeal of the Historic

Building Code.

Community Facilities: Public Safety, 5.3.2: DRA working on update to Chaplain Schmitt Island master plan.

Transportation + Mobility: Regional Connections and Automobile Travel, 6.4.1 & 6.5.1: RAISE grant award

Land Use: Single-Family and Multi-Family, 7.1.1 & 7.2.1: Removal of off-street parking requirements in Jackson Park and Cathedral historic districts.

Wernimont mentioned that Planning staff would be presenting an Imagine Dugbuque update to Council on August 19, and commissioners are welcome.

**UDC Update:** Wernimont described the process so far and noted that Camiros has been selected as the consultant and the contract is being written.

Duba mentioned that the City's annual Board and Commission picnic is on Tuesday, September 10 from 6-8 p.m. at Eagle Point Park.

**ADJOURNMENT:** Motion by Rabagia, seconded by Miller, to adjourn the July 17, 2024 Long Range Planning Advisory Commission meeting. Motion carried by the following vote: Aye – Conrad, McGrath, Miller, Ward, and Rabagia; Nay – None.

The meeting adjourned at 6:38 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Director

September 18, 2024

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Adopted