

**MINUTES**  
**ZONING ADVISORY COMMISSION**  
**REGULAR SESSION**

6:00 p.m.  
Wednesday, February 1, 2012  
City Council Chamber  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

---

**PRESENT:** Chairperson Charlie Miller; Commissioners Martha Christ, Patrick Norton and Tom Henschel; Staff Members Kyle Kritz and Guy Hemenway.

**ABSENT:** Commissioners Eugene Bird Jr., Ron Smith and Stephen Hardie.

---

**AFFIDAVIT OF COMPLIANCE:** Staff presented an Affidavit of Compliance verifying that the meeting was being held in compliance with the Iowa Open Meetings Law.

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

**MINUTES:** The minutes of the January 4, 2012 meeting were approved, unanimously, as submitted.

**ACTION ITEM\PLAT OF SURVEY:** Application of T. J. Faley for approval of the Plat of Survey Catfish Creek Place, located at 1500 Miller Road.

Janet Faley, 16661 Cordillera Drive, Peosta, Iowa, said that she would like to acquire Lot 1 of Catfish Creek Place.

Staff Member Kritz described the request, noting that the plat will split one parcel into two. He noted the location of the flood plain and roadway easement. He said that Lot 1 has no frontage on a public or private street and will be labeled non-buildable. He said that access to the applicant's property will be through their existing lot. He recommended approval of the plat.

The Commissioners discussed the plat and felt it is appropriate. Motion by Christ, seconded by Henschel, to approve the Plat of Survey Catfish Creek Place, subject to waiving the lot frontage requirement for Lot 1. Motion carried by the following vote: Aye – Christ, Norton, Henschel and Miller; Nay – None.

**PUBLIC HEARING\REZONING:** Application of Dan McDermott / Darlene Leibold Trust to rezone property located at 3051 Brunskill Road from R-1 Single-Family Residential District to R-3 Moderate Density Multi-Family Residential District.

Dan McDermott, 90101 Royal Wood Drive, Peosta, IA, said that he would like to purchase two lots and develop them for townhouses. He said that the lots are approximately one acre in size.

Staff Member Kritz outlined the request, noting that the two subject parcels are under separate ownership. He discussed the zoning history of the property and R-3 uses and standards. He said that the applicant's request is to build two six-plexes that would be served with a private drive. He discussed traffic counts, right-of-way widths and connections with other streets for the Brunskill Road area. He outlined the adjacent zoning and mix of land uses.

An e-mail from adjacent property owners, Brenda and Randy Mills, expressing some concerns with the request, was received and filed.

The Commission discussed if R-2 zoning would work for the applicant. Commissioners discussed that the multi-family zoning would serve as a buffer to the adjacent properties and is a good mix with the land uses in the neighborhood. Commissioners reviewed the potential number of units based on the square footage of the site and bulk standards for the R-3 District.

Motion by Norton, seconded by Christ, to approve the rezoning request, as submitted. Motion carried by the following vote: Aye – Christ, Norton, Henschel and Miller; Nay – None.

**PUBLIC HEARING\REZONING:** Application of Gomer Holliday Development, LLC to rezone property known as Lot 3 Holliday Addition (south of Aldi's on Holliday Drive) from PC Planned Commercial District to C-3 General Commercial District.

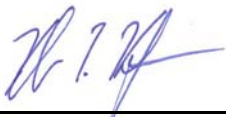
Steve Smith, 2150 Tuscan Drive, reviewed his request noting that the subject parcel has split zoning. He said that he feels the C-3 zoning district would be consistent with the surrounding zoning and land use.

Staff Member Hemenway reviewed the staff report, including the aerial photos and surrounding zoning and land use. He discussed the allowed uses and bulk standards in both existing C-3 and PC districts, noting that they are similar. He noted that the conditions placed on the existing C-3 zoning had either been satisfied or were redundant as the UDC required the same standards.

The Commission discussed the request and found it to be appropriate. Motion by Henschel, seconded by Christ, to approve the rezoning request, as submitted. Motion carried by the following vote: Aye – Christ, Norton, Henschel and Miller; Nay – None.

**ADJOURNMENT:** The meeting adjourned at 6:30 p.m.

Respectfully submitted,



---

Kyle L. Kritz, Associate Planner

---

Adopted—March 7, 2012