



MINUTES
CITY OF DUBUQUE ZONING ADVISORY COMMISSION
REGULAR SESSION
6:00 p.m.
Wednesday April 1, 2015
City Council Chamber, Historic Federal Building

Commission Members Present: Chairperson Patrick Norton; Commissioners Steve Baumhover, Steve Hardie, Tom Henschel, Michael Belmont, and Laura Roussell; Staff Members Guy Hemenway and Kyle Kritz.

Commissioners Excused: Board Member Martha Christ.

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

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

MINUTES: The minutes of the March 4, 2015 meeting were approved unanimously as submitted.

ACTION ITEMS/PLAT OF SURVEY: Application of Buesing & Associates to approve the Plat of Survey of Lots 1 and 2 of Mihalakis Place No. 2 for property located at 2541 Broadway Street.

Chairperson Norton stepped down from the table and Vice Chairperson Tom Henschel chaired the hearing.

Georgia Mihalakis, 2547 Broadway, said that she would like to finalize an inheritance and subdivide her property.

Staff Member Kritz said that replatting the property will help facilitate a change in property ownership and that emergency access will still be adequate. He said that the reconfiguration creates a substandard lot not having the required amount of lot frontage.

Commissioners discussed the request and felt it was appropriate.

Motion by Hardie, seconded by Baumhover, to approve the Plat of Survey of Lots 1 and 2 of Mihalakis Place No. 2, subject to waiving the lot frontage requirement for Lot 2. Motion carried by the following vote: Aye – Baumhover, Hardie, Henschel, Belmont, and Roussell; Nay – None; Abstain – Norton.

PUBLIC HEARINGS/REZONING: Application of Ted Stackis to rezone property located at 1072 Locust St. from OR Office Residential to OC Office Commercial district.

Ted Stackis, 1072 Locust Street, reviewed his request, noting that the rezoning will help facilitate the rehabilitation of the property and enable him to lease the lower level of the building as a beauty salon.

Melissa Slade, 1044 University, said that she would like to open a new beauty salon at the subject location, and was available to answer questions.

Staff Member Hemenway reviewed the property history and discussed the existing structures on the site. He discussed the uses permitted in the OR and OC zoning districts. He noted that the former contractor shop was grandfathered and that another contractor shop could go in the subject property. He discussed previous rezoning attempts for the property.

Commissioner Roussell asked if the permitted uses could be limited in an effort to reduce the parking demand in an area with little surplus on-street parking. Staff Member Hemenway discussed parking requirements, stating that the property owner would have to either provide the required parking or apply for a parking variance if they exceed parking credited to the former use. He said that the lack of off-street parking and the size of the subject lot limits the nature and intensity of the commercial uses that could occupy the building.

Commissioners discussed the request and had no objections.

Motion by Belmont, seconded by Hardie to approve the rezoning from OR Office Residential to OC Office Commercial District. Motion carried by the following vote: Aye – Baumhover, Hardie, Henschel, Belmont, Norton, and Roussell; Nay – None.

PUBLIC HEARING/REZONING: Application of Jeffrey and Nicole Imbus to rezone property located at Lot 4 and 5 of C.J. Bies No. 2 from C-3 General Commercial to PUD Planned Unit Development to allow for the construction of an assisted living residential facility.

Staff noted the applicants have submitted a request to table their application.

Commissioners voted unanimously to table the request to rezone Lots 4 & 5 of Bies Addition No. 2 at the applicants' request.

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

Respectfully submitted,

Kyle L. Kritz, Associate Planner

Adopted