



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

6:00 p.m.

Wednesday, November 5, 2014  
City Council Chamber  
350 W. 6<sup>th</sup> Street, Dubuque, Iowa

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**PRESENT:** Commission Chair Patrick Norton; Commissioners Steve Baumhauer, Stephen Hardie, Martha Christ, Tom Henschel and Michael Belmont; Staff Members Guy Hemenway and Kyle Kritz.

**ABSENT:** None.

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

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

**MINUTES:** The minutes of the October 1, 2014 meeting were approved unanimously as amended.

**ACTION ITEMS/MINOR SIMPLE PLAT:** Application of Mark and Pauline Hancock, 10086 Key West Drive for approval of the Plat of Survey Hancock Subdivision.

Mark Hancock, 10086 Key West Drive, said that he owns property in the County within two miles of the city. He said that he owns a lot located along Key West Drive and that he would like to purchase a pie-shaped lot next to his property. He said that incorporating the new lot into his property would help him square off his property and place his driveway solely on his lot.

Staff Member Kritz stated that, as the subject property is located within the two-mile jurisdiction, the proposed plat requires joint County and City review. He noted that Lot 2 will be utilized only for a driveway access to Key West Drive. He said that staff had no objection to waiving the lot area requirement for Lot 2 because of its small size and shape, which he said made it non-buildable. He asked that Commissioners review the request and recommended approval of the plat subject to waiving the lot area requirements for Lot 2.

Commissioners discussed the request and felt it was appropriate.

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Motion by Christ, seconded by Belmont, to approve the Plat of Survey of Hancock Subdivision subject to waiving the lot area requirement for Lot 2. Motion carried by the following vote: Aye – Baumhover, Hardie, Christ, Henschel, Norton, and Belmont; Nay – None.

**PUBLIC HEARING\TEXT AMENDMENT:** Text Amendment to amend Sections 16-5-2-2 and 16-5-2-3 of the Unified Development Code regarding the keeping of hens as a Conditional Use in the R-1 and R-2 Residential Districts.

Staff Member Kritz, speaking on behalf of the City of Dubuque, noted that the Zoning Advisory Commission had previously approved an amendment to the Unified Development Code that permitted the keeping of hens as an accessory use in residential districts. He said that unfortunately, when the ordinance was written by staff, the code language that required a Conditional Use Permit be approved to allow the keeping of hens in the R-1 and R-2 districts was not removed from Article 5, only from Article 8. He apologized that the ordinance did not reflect the proposed change accurately.

He asked that the Commission review the information he provided. He recommended approval of the amendment eliminating the keeping of hens as a conditional use in the R-1 and R-2 Residential districts.

The Commission discussed the request and felt it was appropriate.

Motion by Hardie, seconded by Christ, to remove the keeping of hens as a conditional use in the R-1 and R-2 Districts (Section 16-5-2-2 and 16-5-3-2). Motion carried by the following vote: Aye – Norton, Baumhover, Hardie, Christ, Henschel and Belmont; Nay – None.

**ADJOURNMENT:** The meeting adjourned at 6:15 p.m.

Respectfully submitted,

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Kyle L. Kritz, Associate Planner

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Adopted