



Approved

**MINUTES  
CITY OF DUBUQUE ZONING ADVISORY COMMISSION  
REGULAR SESSION**

6:00 p.m.

Wednesday December 2, 2015

City Council Chamber, Historic Federal Building

**Commissioners Present:** Chairperson Pat Norton; Commission Members Laura Roussell, Steve Baumhover, Martha Christ, and Tom Henschel; Staff Members Kyle Kritz and Guy Hemenway.

**Commissioners Excused:** Michael Belmont and Kristin Dietzel

**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 November 4, 2015 Zoning Advisory Commission meeting were approved unanimously as submitted.

**ACTION ITEMS/Plat of Survey:** Application of John Dolter, 2676 Central Avenue, for Plat of Survey Dolter Place No. 2.

Chairperson Norton stepped away from the table due to a conflict and Vice Chairperson Henschel presided.

John Dolter, 2117 Orchard Drive, said that he would like to subdivide his lot so as to facilitate sale of the property.

Staff Member Kritz noted the property location, history and various uses and buildings on the lot. He said that Mr. Dolter's intent is to separate the house and the commercial building. He said that the property was otherwise compliant and recommended approval subject to waiving the lot area requirement for Lot 1.

Commissioners discussed the request and felt that it was appropriate.

Motion by Christ, seconded by Roussell, to approve the Plat of Survey for Dolter Place No. 2 subject to waiving the lot area requirement for Lot 1. Motion carried by the following vote: Aye – Christ, Baumhover, Roussell, Henschel; Nay – None: Abstain – Norton.

**PUBLIC HEARING/REZONING:** Application of JD&C, LLC, northwest corner of Elm & 11<sup>th</sup> Streets, to amend the Historic Millwork District Planned Unit Development to accommodate an off-street parking lot.

Janice Roerig Blong, stated that she has purchased and renovated the old Geisler Building. She said that she would like to pave the former gravel storage area to provide additional off-street parking for the business.

Staff Member Kritz noted the applicant's request is to amend the Historic Millwork District PUD to permit a surface parking lot. He said that surface lots in the HMD PUD require both an amendment to the district and City Council approval. He said that the intent of the ordinance is to encourage use of the City's parking facilities and adaptive reuse of existing building stock and to discourage the demolition of older buildings to create surface parking lots. He noted that the subject property was a vacant graveled lot that had been used for storage. He said that if approved the lot would have to be paved and landscaped per the HMD design guidelines. He noted that the amendment was specific to the subject property and not applicable to the entire district.

Commissioners discussed the request and felt that it was appropriate.

Motion by Christ, seconded by Baumhover, to approve the request to amend the Historic Millwork District PUD to permit a surface parking lot at the corner of Elm and 11<sup>th</sup> Streets. Motion carried by the following vote: Aye – Christ, Baumhover, Roussell, Henschel and Norton; Nay – None.

**PUBLIC HEARING/REZONING:** Application of Cohen-Esrey Affordable Partners to rezone property located at 2222 Queen Street from R-2A Alternate Two-Family Residential District to OR Office Residential District.

Brian Sweeney, representing Cohen-Esrey Affordable Partners, reviewed the plans to renovate Sacred Heart's old school building to create 28 senior apartments. He submitted a letter of support from the Sacred Heart Parish. He said that they have met with the North End Neighborhood. He discussed financing for the project.

Frank Miller, 602 E. 22<sup>nd</sup> Street, noted that he is a long time resident of the neighborhood and that he is in favor of the project. He said that a vacant building is not beneficial to the neighborhood. He said that redevelopment of the old school building will be a good project and will compliment changes in the neighborhood that include the Bee Branch restoration and the reopening of a new café space. He said that the property is within walking distance of a drug store and supermarket and is well-served by public transportation. He urged the Commission to vote in favor of the project.

Staff Member Hemenway reiterated the request noting that the facility will provide 18 off-street parking spaces which he said exceeds the City's standard. He discussed the

surrounding land use and the uses permitted in the OR district. He noted the low traffic volumes on the surrounding streets and that senior housing tends to generate little vehicular traffic. He said that the project represented a creative reuse of an historic structure.

Commissioner Roussell thanked Mr. Miller for his generous comments. Commissioner Baumhover said that the project was a great opportunity for the community. Commission Chair Norton said that he felt the project represented an excellent reuse of an old church building.

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

**ADJOURNMENT:** The meeting adjourned at 6:45 p.m.

Respectfully submitted,

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Kyle L. Kritz, Associate Planner

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Adopted