



Draft

MINUTES
CITY OF DUBUQUE ZONING ADVISORY COMMISSION
REGULAR SESSION

6:00 p.m.
Wednesday January 12, 2017

Commissioners Present: Chairperson Tom Henschel; Commissioners Pat Norton, Rich Russell, Steve Baumhover, Martha Christ, and Michael Belmont; Staff Members Kyle Kritz and Guy Hemenway.

Commissioners Excused: Laura Roussell.

Commissioners Unexcused: None.

CALL TO ORDER: The meeting was called to order by Chairperson Henschel 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 2, 2016 meeting were approved unanimously as submitted.

ACTION ITEMS

Plat of Survey: Application of Linda Stark, 1097 Mela Drive, to approve the Plat of Survey of Lot 1-1 & Lot 2-1 of Stark Place.

Commissioner Norton stepped down due to a conflict.

Pat Norton, Buesing and Associates, 1212 Locust Street, representing the applicant, said the replat was intended to reconfigure the property. He noted that the new lots created will not have the required frontage.

Staff Member Kritz said that the replat is the first step in the process that will reconfigure and consolidate the lots. He noted that the current lots do not have the required frontage and the new lots will also not have the required frontage. He said the shared access to the lots would not change.

Motion by Christ, seconded by Russell, to approve the Plat of Survey of Stark Place, subject to waiving the lot frontage requirements for Lot 1-1 and Lot 2-1. Motion carried

by the following vote: Aye – Belmont, Henschel, Christ, Baumhover, and Russell; Nay – None; Abstain – Norton.

Plat of Survey: Application of Linda Stark, 1097 Mela Drive, to approve a Plat of Survey of Lot 1 of Schramm Place.

Pat Norton, Buesing and Associates, 1212 Locust Street, representing the applicant, said the plat was intended to consolidate the replatted lots.

Staff Member Kritz said that the replat is the final step in the process that will reconfigure and consolidate the lots. He noted that the current lots do not have the required frontage and the new lots will also not have the required frontage. He said the shared access to the lots would not change and that no additional building lots would be created.

Motion by Belmont, seconded by Baumhover, to approve the Plat of Survey of Lot 1 of Schramm Place subject to waiving the lot frontage for requirement for Lot 1. Motion carried by the following vote: Aye – Belmont, Henschel, Christ, Baumhover, and Russell; Nay – None; Abstain – Norton.

Site Plan Review: Application of Statera Integrated Health and Wellness Solution / Straka Johnson Architects, to review the submitted site plan for property located at 3375 Lake Ridge Drive for compliance with ordinance 27-11 that establishes standards for the Cedar Lake Plaza Planned Unit Development (PUD).

Commissioner Baumhover stepped down due to a conflict.

Benjamin Beard, Straka Johnson Architects, said that he represented Statera Integrated Health and Wellness Solution. He offered to answer any questions the Commission had.

Commissioner Russell asked if the access driveway would be repositioned to align with the driveway across the street. Mr. Beard said that it would.

Staff Member Kritz noted that the Planned Commercial district regulations required both Commission and City Council review of the site plan to determine if it met the standards established in the PUD. He said that the PUD standards included regulations for access and landscaping. He said that the City Engineering Department reviewed and approved the access in light of SUDAS requirements. He noted that the development complied with the off-street parking requirements.

Commission discussion followed.

Motion by Christ, seconded by Norton, to approve the site plan for Statera Integrated Health and Wellness Solution as submitted. Motion carried by the following vote: Aye – Norton, Belmont, Henschel, Christ, and Russell; Nay – None.; Abstain – Baumhover.

PUBLIC HEARINGS

Rezoning: Application of Tri-State Independent Blind Society, Inc., to rezone Lot 1, Cedar Ridge Farm Place #9, from LI Light Industrial to C-3 General Commercial district, to accommodate a new Tri-State Blind Society facility.

Commissioner Norton stepped down due to a conflict.

Ron Herrig, Herrig Insurance and Real Estate, 3686 Crescent Ridge, and Pam Gagne, Tri-State Independent Blind Society, 3333 Asbury Road, said that they represented the Tri-State Independent Blind Society. They noted that their intent is to build a new facility to house the various uses undertaken by the Society.

Staff Member Hemenway noted that the proposed facility included a medical clinic and event space that are not permitted under the current LI Light Industrial zoning designation. He discussed the uses permitted in both the C-3 and LI districts noting differences and the overlap of uses. He discussed surrounding land use and zoning.

Commission discussion followed.

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

Rezoning: Application of William A. & Janet L. Siegert, 13828 Old Highway Road, to rezone the property from Dubuque County R-2 Single-Family Residential to City of Dubuque C-3 General Commercial district, concurrent with annexation to the City of Dubuque.

Commissioner Norton stepped down due to a conflict.

Dave Schneider, Schneider Land Surveying, P. O. Box 128, Farley, Iowa, said that he represented William and Janet Siegert. He said that the Siegert's are undertaking estate planning and would like to replat, rezone and annex some of their property along Old Highway Road.

Commissioners discussed the request, asking which lots were included in the request, what the current zoning was and if the lots were located in the City or County.

Staff Member Kritz discussed the process noting that the sequence included replatting, and rezoning in conjunction with annexation. He said that Siegert family members

owned much of the adjacent property. He noted the surrounding land use, zoning and the location of the farm buildings on the lots.

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

The meeting adjourned at 6:30 p.m.

Respectfully submitted,

Kyle L. Kritz, Associate Planner

Adopted