

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

6:00 p.m.

Wednesday, February 6, 2019

City Council Chamber, Historic Federal Building

Commissioners Present: Chairperson Tom Henschel; Board Members Rich Russell, Laura Roussell and Martha Christ, Staff Members Kyle Kritz, Travis Schrobilgen and Wally Wernimont.

Commissioners Excused: Pat Norton, Michael Belmont.

Commissioners Unexcused: Steve Baumhover.

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: Motion by Christ, seconded by Russell, to approve the minutes of the January 2, 2019 meeting. Motion carried by the following vote: Aye – Russell, Roussell, Christ, and Henschel; Nay – None.

PUBLIC HEARING/REZONING: Application of Ehrlich Properties LLC to rezone property located at the corner of W. 32nd Street and North Grandview Avenue from R-1 Single-Family Residential Zoning District to R-4 Multi-Family Residential Zoning District.

Rick Ehrlich, 558 Mill Run Ct., represented Ehrlich Properties LLC. He explained the proposal to rezone the property from R-1 to R-4 and that he would like to build an 8 to 12-unit apartment building.

Linda & Ike Lasoya, 808 Spires Drive, owners of an 8-plex apartment building across N. Grandview Avenue, both stated that they were opposed to the request due to storm water runoff issues. She noted that the Carter Detention Basin relieved some of the prior issues, but this development would undo the progress the city has made in that regard.

Rick Ehrlich rebutted those comments, stating that the parcels are currently zoned R-1 with room for about 9 single-family rental dwellings and that an 8-12 unit apartment

building would have less storm water runoff. He also noted that the floodplain makes it more difficult to place multiple buildings and an apartment building would be a better fit.

Assistant Planner Wally Wernimont presented the staff report noting the history of the property with respect to zoning regulations, off-street parking requirements, characteristics of the site and flood plain regulations. He informed the commission that a good portion of the property was outside of the floodplain. Staff noted that, if approved, a site plan will be required to be submitted and would be reviewed by city departments (Planning, Building, Fire, Water, Engineering, etc.) to ensure compliance with the Unified Development Code, Building and Fire Codes and SUDAS (Statewide Urban Design and Specifications). In addition, storm water controls will be reviewed in detail as part of the site plan if the subject property is successfully rezoned.

The Zoning Advisory Commission discussed the request and found it appropriate.

Motion by Christ, seconded by Russell, to approve the rezoning request from R-1 Single-Family Residential Zoning District to R-4 Multi-Family Residential Zoning District. Motion carried by the following vote: Aye - Russell, Roussell, Christ and Henschel; Nay – None.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: None.

ITEMS FROM STAFF: Associate Planner Kyle Kritz reviewed a change to the Zoning Advisory Commission By-laws.

Staff provided the Fiscal Year 2020 Budget to the Commission.

ADJOURNMENT: Motion by Roussell, seconded by Christ, to adjourn the February 6, 2019 Zoning Advisory Commission meeting. Motion carried by the following vote: Aye -Russell, Roussell, Christ and Henschel; Nay – None

The meeting adjourned at 6:20 p.m.

Respectfully submitted,



Kyle L. Kritz, Associate Planner

3.6.19

Adopted