



# Approved

**MINUTES  
ZONING ADVISORY COMMISSION  
REGULAR SESSION**

6:00 p.m.

Wednesday, July 1, 2020  
Virtual Meeting

The Zoning Advisory Commission met at 6:00 p.m. on Wednesday, July 1, 2020. Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually.

**Commissioners Present:** Vice Chairperson Martha Christ; Commission Members Pat Norton, Rich Russell, Steve Baumhover, Rebecca Kemp, and Matthew Mulligan.

**Commissioners Excused:** Brittany Loeffelholz

**Commissioners Unexcused:** None

**Staff Members Present:** Wally Wernimont, Guy Hemenway and Travis Schrobilgen

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

**MINUTES:** Motion by Norton, seconded by Kemp, to approve the minutes of the June 3, 2020 meeting as submitted. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, and Christ; Nay – none.

## **ELECTION OF OFFICERS**

Commissioner Norton nominated Commissioner Christ as Chair

Motion by Norton, seconded by Christ, to elect Commissioner Christ as Chair. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, and Christ; Nay – none.

Commissioner Kemp noted that she is willing to fill the role of Vice-Chair.

Motion by Christ, seconded by Russell, to elect Commissioner Kemp as Vice-Chair. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, and Christ; Nay – none.

Commissioner Christ nominated Commissioner Mulligan as Secretary

Motion by Christ, seconded by Kemp, to elect Commissioner Mulligan as Secretary. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, and Christ; Nay – none.

**PUBLIC HEARING/REZONING:** Application of the City of Dubuque to rezone one-acre property located at 8113 Rt. 61 from County R-2 Single-Family Residential to City R-2 Two-Family Residential zoning district concurrent with annexation to the City of Dubuque.

Staff Member Hemenway spoke on behalf of the City noting that the proposed rezoning is being done in conjunction with annexation. He spoke in favor of the request, noting that the property is a one-acre lot located along the Highway 61 frontage on Dubuque's south end. He said that the property accommodates a City water pump station that provides water to the Dubuque Regional Airport and is designed to serve future residential development in the area. He said that the annexation was necessary to avoid creating an illegal island if the adjacent annexation is approved. He noted that City utilities are permitted in all residential districts and that the proposed rezoning represented an expansion of the R-2 district abutting the subject property to the north.

Commissioners discussed the proposal finding it appropriate.

Motion by Mulligan, seconded by Baumhover, to approve rezoning one acre of City property located at 8113 Rt. 61 from County R-2 Single-Family Residential to City R-2 Two-Family Residential zoning district concurrent with annexation to the City of Dubuque. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, and Christ; Nay – none.

**PUBLIC HEARING/REZONING:** Application of Spiegel Family Realty Company Iowa LLC; Mike Weber, Weber Surveying LLC to rezone 7.05 acres and .60 acres of State Property located East of Highway 61 and South of Cycle Club Lane from County R-2 Single-Family Residential to City R-2 Two-Family Residential zoning district concurrent with annexation to the City of Dubuque.

Mike Weber, 26789 46 Avenue, said that he represented the Spiegel Family Realty. He spoke in favor of the proposal noting it mirrors the zoning to the north. He said that the Spiegel Family Realty had rezoned approximately 100 acres abutting the subject property to the north last year and should probably have included the 7 acres. He said that this property would create a secondary access for the area. He said the future use is intended to be residential.

Staff Member Hemenway detailed the staff report. He said that the rezoning included both the Spiegel Family Realty property and a .60-acre lot that belongs to the Iowa Department of Transportation. He said that the request represented an expansion of the 100-acre City R-2 subdivision to the north of the subject property. He said that, when developed, the City's subdivision requirements regarding street access and stormwater management would apply to the property. He said that water is already available to the site and that sanitary sewer would most likely be added as the development progresses. He said that the subject property would allow for a secondary access, utility extension, and contiguous growth.

Staff Member Hemenway noted that the IDOT property rezoning was being requested in conjunction with annexation which he said was necessary to avoid creating an illegal island if the adjacent annexation is approved.

The Zoning Advisory Commission discussed the request, noting that it represents an expansion of an existing City R-2 district abutting the subject property

Motion by Norton, seconded by Russell, to approve the rezoning of 7.05 acres of Spiegel Family Realty property and .60 acres of State of Iowa property located east of Highway 61 and northeast of Cycle Club Lane from County R-2 Single-Family Residential to City R-2 Two-Family Residential zoning district concurrent with annexation to the City of Dubuque. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, and Christ; Nay – none.

**ITEMS FROM PUBLIC:** None

**ITEMS FROM COMMISSION:** None

**ITEMS FROM STAFF:** None

**ADJOURNMENT:** Motion by Norton, seconded by Mulligan to adjourn the July 1, 2020 Commission meeting. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, and Christ; Nay – none.

The meeting adjourned at 6:27 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

August 5, 2020

Adopted