

**MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION**

6:00 p.m.

Wednesday, January 6, 2021

Virtual Meeting

Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually.

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

Commissioners Excused: None.

Commissioners Unexcused: None.

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

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

MINUTES: Motion by Mulligan, seconded by Norton, to approve the minutes of the November 4, 2020 meeting as submitted. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, Loeffelholz and Christ; Nay – none.

PUBLIC HEARING/REZONING: Application of Robert Hartig to rezone property located at Dubuque Industrial Center, Chavenelle Rd/NW Arterial from PI Planned Industrial zoning district to C-3 General Commercial zoning district.

Bob Hartig 1804 Creek Wood Drive, spoke on behalf of Medical Associates noting that the property is located in the Dubuque Industrial Center and had formerly been a potential site for a City fire station. He noted that previous projects likely fell through due to site constraints that included topographic issues. He said that the location is ideal for serving businesses and employees of the Dubuque Industrial Center(s) and others in the community. He said that he has reached out to the neighbors and has received several letters of support. He said that the request represents a downzone from PI to C-3 which is needed for an occupational medical office. He reiterated some of the information contained in the staff report.

Staff Member Hemenway detailed the staff report. He reiterated that letters of support for the zoning change were submitted by the owners of four neighboring properties. He said that the property is currently zoned Planned Industrial with a public open space designation. He said that development of the site would require site plan review at

which time storm water management, access and required parking issues would be considered.

Commissioner Norton asked for clarification regarding the current zoning designation. Staff member Hemenway noted the property is zoned Planned Industrial but that due to topography and other site constraints had been designated as public open space.

The Commission discussed the proposal and asked about sidewalks and potential public trails. Staff member Wernimont said that a bike/hike trail has been programmed for the frontage along the subject property. He said that the trail details would be considered during the site plan review process.

Commissioner Mulligan said that he felt the rezoning represented a positive development of the property.

Motion by Mulligan, seconded by Baumhover, to approve the rezoning the Dubuque Industrial Center, Chavenelle Rd/NW Arterial from PI Planned Industrial zoning district to C-3 General Commercial zoning district as submitted. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, Loeffelholz and Christ; Nay – none.

ITEMS FROM PUBLIC: None

ITEMS FROM COMMISSION: None

ITEMS FROM STAFF: None

ADJOURNMENT: Motion by Mulligan, seconded by Loeffelholz to adjourn the January 6, 2021 Commission meeting. Motion carried by the following vote: Aye – Norton, Baumhover, Mulligan, Russell, Kemp, Loeffelholz and Christ; Nay – none.

The meeting adjourned at 6:22 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

February 3, 2021

Adopted