

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
THURSDAY, MARCH 23, 2023**

The Planning and Zoning Commission Meeting was called to order by City Administrator Dennis Bockenstedt at the City Hall Council Chambers, 325 Wisconsin Street at 7:08 p.m. on Thursday, November 11, 2022. Present: Commission Members Michael Damico (electronically), Kristin Early, Jane Kellum, Nathan Meier, Brittany Taylor (electronically), City Administrator Dennis Bockenstedt and City Clerk Tracy Northcutt. Absent: Ken Motz

Public Hearings:

**1. ECHOLS PROPERTY SITE DEVELOPMENT PLAN CONSIDERATION REQUEST – 501 N. CODY ROAD**

– This is a proposed mixed use site development plan submitted by the developer, Eric Echols, 2229 W. Hayes Street, Davenport, Iowa 52804. The .09-acre mixed use site development plan consists of a 528 square foot commercial retail space, 476 square feet of private garage space, and 834 square feet of upper floor residential dwelling space.

Public Comment

Eric Echols, 2229 W. Hayes St, Davenport, IA, gave an overview of the final plat. Connie Tammaro, property owner of 504 N Cody Road questioned how much the structure would be raised. Echols indicated it would be a 1 ½ story structure when completed. Tammaro stated there are drainage issues in the area. Rodney Collier, 214 N. Cody Road expressed support for this project.

Recommendation 23-02: Motioned by Kellum, seconded by Meier, to recommend approval to City Council for the site development plan as presented. Motion carried unanimously on roll call vote.

Other Items:

1. Proposed Review & Amendments to the City of LeClaire Zoning Ordinance

Motioned by Taylor, seconded by Damico, to postpone discussion and review of the City of LeClaire Zoning Ordinance. Motion to postpone carried unanimously on roll call vote.

2. Consider replacement of Commission Member Jodi Creswell (June 2025). No discussion took place.

**Adjournment**

Moved by Taylor, seconded by Early, to adjourn at 7:27 p.m. Motion carried unanimously on roll call vote.

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Brittany Taylor, Planning & Zoning Commission Co-Chairperson

**Attest:**

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Dennis Bockenstedt, City Administrator

Respectfully Submitted,

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Tracy A. Northcutt  
City Clerk