

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
THURSDAY, MAY 26, 2022**

The Planning and Zoning Commission Meeting was called to order by Chairperson Ken Motz at the City Hall Council Chambers, 325 Wisconsin Street at 7:00 p.m. on Thursday, May 26, 2022. Present: Commission Members Michael Damico, Kyle Eklund, Ken Motz, Brittany Taylor, Steve Zelle, City Administrator Dennis Bockenstedt (electronically) and City Clerk Tracy Northcutt. Absent: Commission Members Jodi Creswell and Jane Kellum.

Public Hearings:

- 1. REYNOLDS & 14<sup>TH</sup> STREET/PUBLIC ALLEY VACATION & DISPOSAL CONSIDERATION** - An application for a partial street and alley right-of-way (R.O.W.) vacation and disposal consideration (pursuant to the authority granted in the LeClaire Municipal Code Chapter 137) for a part of 14<sup>th</sup> Street (west half of R.O.W. between Jones Street to Reynolds Street), a part of Reynolds Street (from 14<sup>th</sup> Street to northerly extension of the west line of the east half (1/2) of block 7 of LeClaire's Addition), and a public alley (in east half of block 7 of LeClaire's Addition) has been submitted by the applicant/developer, Grunwald Land Development, LC, of 409 S. Schultz Drive, Long Grove, Iowa 52756 in conjunction with the proposed residential development project.

Public Comment

Dale Grunwald, 409 S. Schultz Drive, Long Grove, Iowa, gave an overview of the proposed project. Dennis Bockenstedt, City Administrator, stated that the disposal of the property would be by public bid at fair market value. Chad & Deb Oberman, property owner of 206 Douglas, stated that access to the property would not be available with this development, believes that the value of his property would be diminished and is opposed to the vacation of the alley. Ken Motz, chairperson, clarified that only the undeveloped alley as indicated on the diagram would be vacated and that the current level of access to the properties on Douglas Court would be maintained. Todd Debruyne, 10 William Court, requested information on vacating the area north of the Fire Station, how the vacated property would be dispersed and the cost to purchase the vacated property. Explanation was made that the area north of the Fire Station is being retained by the City for future development of the Fire Station and that past practice of disposing of vacated right of way was as a cooperative effort between adjacent property owners, although that proposal is not what is before the Commission. Bockenstedt stated that the minimum bid would be \$1.35 per square foot, which was the amount that Grunwald purchased the vacant lot.

Recommendation 22-5: Motioned by Zelle, Seconded by Eklund to give recommendation of approval to the City Council to approve the partial street and alley right-of-way (R.O.W.) vacation for a part of 14<sup>th</sup> Street (west half of R.O.W. between Jones Street to Reynolds Street), a part of Reynolds Street (from 14<sup>th</sup> Street to northerly extension of the west line of the east half (1/2) of block 7 of LeClaire's Addition), and a public alley (in east half of block 7 of LeClaire's Addition) and disposal consideration (pursuant to the authority granted in the LeClaire Municipal Code Chapter 137).. Motion carried on roll call vote.

- 2. MORGAN'S MEADOWS RESIDENTIAL DEVELOPMENT SKETCH PLAN REVIEW & DISCUSSION** - This is an informal, preliminary, sketch plan review and discussion of a proposed residential site development plans submitted by the developer, Grunwald Land Development, LC, of 409 S. Schultz Drive, Long Grove, Iowa 52756. This proposal is a 2+/- acre development for the construction of two-family residential housing units (duplexes) between Jones Street and Reynolds Street from 14<sup>th</sup> Street to the LeClaire Fire Station.

Consensus: Commission reviewed and acknowledged the sketch plan. No recommendation was made and no roll call was taken.

New Items: None

**Adjournment**

Moved by Taylor, seconded by Eklund, to adjourn at 7:48 p.m. Motion carried unanimously on roll call vote.

Minutes prepared by Tracy A. Northcutt, City Clerk.

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Ken Motz, Planning & Zoning Commission Chairperson

**Attest:**

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Dennis Bockenstedt, City Administrator