

**PLANNING & ZONING COMMISSION  
MEETING MINUTES  
THURSDAY, JULY 28, 2022**

The Planning and Zoning Commission Public Hearing 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, July 28, 2022. Present: Commission Members Jodi Creswell, Kristin Early, Jane Kellum, Nathan Meier, Ken Motz, Brittany Taylor, City Administrator Dennis Bockenstedt and Mayor Dennis Gerard. Absent: Commission Member Michael Damico.

1. **RODGERS 1ST ADDITION URBAN RENEWAL AREA CONSIDERATION** - This request by the City is to consider and review the question of creating the urban renewal plan for the Rodgers 1<sup>st</sup> Addition Urban Renewal Area to facilitate the undertaking of an urban renewal project consisting of developing, constructing and the equipping of a Fareway grocery store and other building improvements in the Urban Renewal Area. The Commission will review the City's Comprehensive and other plans to determine if the proposal is generally consistent with said plans.

Public Comment

Discussion among the Commission was had regarding the proposed project. No written comments were submitted. Ken Henry, 1206 Reynolds St, asked if this project would affect the other businesses in the strip mall. Dennis Bockenstedt, City Administrator, indicated it would not. Jim Kahagen, 1212 Reynolds St, asked for clarification on the incentives. Bockenstedt and Ken Motz, Chairperson, gave an overview of how Tax Increment Financing works. Corwin Sperry, 317 N 13<sup>th</sup> St, asked where the bakery would be located and whether businesses would need to be relocated. Bockenstedt stated that the developers have determined that there is sufficient space in the proposed location and that businesses would not be relocated.

Recommendation 22-8: Motioned by Kellum, seconded by Early to give recommendation to City Council for approval of the creation of the Rodgers 1<sup>st</sup> Addition Urban Renewal Area plan, as presented. Motion carried on roll call vote with Meier abstaining. The Commission has determined the proposed urban renewal area plan is consistent with the City's overall Comprehensive Plan.

2. **TUEGEL'S FIRST ADDITION MINOR, FINAL PLAT - REVIEW & DISCUSSION** - This is a two (2) lot (2.73 acre) minor replat of the property located at 304 N. 13th Street, submitted by the owner, Stephanie Tuegel, of 304 N. 13th Street, LeClaire, Iowa. This proposed subdivision is located on the West side of North 13th Street along the Reynolds Street right-of-way.

Public Comment

Ken Henry, 1206 Reynolds, asked for clarification of the plans. Discussion was had and the Commission decided to delay action until further information could be obtained by the owner. Kathleen Kelly, 317 N. 13<sup>th</sup> St, requested information on septic systems on the proposed property. Motz indicated that without further information from the property owner, no answers could be provided. James Kahagen, 1212 Reynolds St, questioned the use of the property. Motz reiterated that no further discussion would be held as there is not enough information to respond. Marsha Peterson, 316 N. 13<sup>th</sup> St, requested to be notified about the next time discussion would be had on this topic. Motz stated that notification would be sent. Corwin Sperry, 317 N 13<sup>th</sup> St, requested information on access. Bockenstedt stated that he would need to contact his attorney for that information.

Motion to Table: Motioned by Kellum to table this topic until the next meeting. Seconded by Meier. Motion carried unanimously on roll call vote.

Moved by Taylor, seconded by Early, to adjourn at 7:56 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