

**PLANNING & ZONING COMMISSION
MEETING MINUTES
THURSDAY, AUGUST 11, 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, August 11, 2022. Present: Commission Members Jodi Creswell, Michael Damico, Kristin Early, Jane Kellum, Nathan Meier, Ken Motz, City Administrator Dennis Bockenstedt and Mayor Dennis Gerard. Absent: Commission Member Brittany Taylor

Public Hearings:

- 1. SILVER CREEK INDUSTRIAL ADDITION MINOR, FINAL PLAT - REVIEW & DISCUSSION** – This is a one lot (4.82 acre) minor plat of the property located 905 North 23rd Street, submitted by the owner, Steve Zelle, P.O. Box 237, LeClaire, Iowa. This proposed subdivision is located on the East side of North 23rd Street approximately 200 feet south of Trent Street adjacent to the Cody Industrial Subdivision. Steve Zelle, 1503 Holland St, gave an overview of the project.

Public Comment

No written or verbal comments were made by the public.

Recommendation 22-9: Motioned by Creswell, seconded by Meier, to recommend approval to City Council of the Silver Creek Industrial Addition minor, final plat. Motion carried unanimously on roll call vote.

- 2. INDUSTRIAL SITE DEVELOPMENT PLAN CONSIDERATION REQUEST – 905 N. 23RD STREET** – This is a proposed industrial site development plan submitted by the developer, Sycamore Trucking, 3009 Wisconsin Street, LeClaire, Iowa 52753. The 4.82 acre industrial site development plan consists of a 9,450 square foot shop building, a 1,276 square foot office building, approximately 11,765 square yards of asphalt parking area, and 19,165 square feet of storm water detention basin.

Public Comment

Dan Schurr, 3009 Wisconsin, gave an overview of the project.

Recommendation 22-10: Motioned by Kellum, seconded by Early, to recommend approval to City Council of the Industrial Site Plan. Motion carried unanimously on roll call vote.

- 3. TUEGEL'S FIRST ADDITION MINOR, FINAL PLAT - REVIEW & DISCUSSION CONTINUANCE** – 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. This item is the continuance of a hearing held on July 28, 2022. Stephanie Tuegel, 304 N. 13th St, gave an overview of the plat.

Public Comment

No written comments were submitted. Bockenstedt indicated that sewer access is available and there is a public access to the property through Douglas Court. Jim Abbott, Land Surveyor, explained that within the owner's certificate of the plat documents, it states there are no restrictions on the use of 13th Street. Ken Henry, 1206 Reynolds St, questioned access of the property and setbacks. Motz reiterated that there are no restrictions on the use of 13th Street as public access. Marsha Peterson 316 Reynolds St, asked to clarify the 13th Street access. Further explanation of 13th St public access was provided. Kathleen Kelly, 317 N 13th St, asked for the documentation on the public easement of 13th St. Bockenstedt stated that the Scott County Recorders Office has the recorded public easement. Abbott provided the documentation, and more explanation was provided.

Recommendation 22-11: Motioned by Meier, seconded by Early, to recommend approval to City Council of the creation of the Tuegel's First Addition minor, final plat. Motion carried unanimously on roll call vote.

Adjournment

Moved by Creswell, seconded by Kellum, to adjourn at 7:42 p.m. Motion carried unanimously on roll call vote.

Minutes prepared by Tracy A. Northcutt, City Clerk.

Ken Motz, Planning & Zoning Commission Chairperson

Attest:

Dennis Bockenstedt, City Administrator