

**Scott County Planning and Zoning Commission
February 15, 2005
1st Floor Board Room, Administrative Center**

Members Present: Ewoldt, Ion, Jansen, Kluever, Paustian, Ridenour, Scheibe

Members Absent: None

Staff Present: Huey and Kononovs

Others Present: Forty-five others

1. **Call to Order** Chair Ion called the meeting to order at 7:00 p.m.
2. **Minutes** Ewoldt made a motion to approve the minutes from the January 18, 2005 meeting with corrections. Paustian seconded the motion.
Vote: 7-0 All ayes

3. **Final Plat**-Dexter Acres 6th Addition

Huey told the Commission that staff received notification of withdrawal of this request. The neighboring property owners were sent notification of this withdrawal, but Huey stated, there still might be citizen's in attendance that wish to address this request. The Chair asked if anyone wanted to comment and there was no one in attendance who spoke. The request would be heard at a later date pending notification and submittal in accordance with deadlines set forth by the Subdivision Ordinance for Unincorporated Scott County said Huey. Paustian made a motion to acknowledge the withdrawal; Kluever seconded the motion.

Vote: 7-0 All Ayes

4. **Public Hearing-Rezoning**-Piatek/Lightner

Huey told the Commission staff also received notification of withdrawal of this request. Jansen made a motion to acknowledge the withdrawal; Scheibe seconded the motion.

Vote: 7-0 All Ayes

5. **Public Hearing-Rezoning**-Sections 30,19 and 32,Butler Township

Chair Ion read the notice and asked for staff's review. Huey explained the implementation of the Future Land Use Map and the zoning districts within Unincorporated Scott County. Huey showed the rezoning area on the map and went over the zoning districts allowed uses. Huey explained the criteria used for rezoning requests and the estimated corn suitability rating for the affected areas.

Ion asked if anyone in the public wished to speak. Sheryl Swanson said the property next to Park View has been in her family for over 100 years, her grandmother, Jessie Olson is 95 years old and did not understand the notice she received. Swanson said she and her siblings are to inherit the property with the other grandchildren and they all want to protest this rezoning as it will inhibit what they can do with the land. The land said Swanson will not be as valuable if it cannot be developed. Alice Darland said she too is a grandchild and wants to issue a protest, as they were not aware of the rezoning until the day of the meeting and did not have time to prepare. Dwight Darland, another grandchild said he agrees with what his sisters said and thinks they should be allowed to do what they want with their own land. Marty Schadel, 17 Douglas Way, said he is in support of the rezoning, Wayne Kratz, 16 Bradley Ct, said he too is in support of this rezoning, the line has to be drawn somewhere. Tom Dierickx, who owns 25 acres west of Scott Park Road and is a property owner affected, said he would challenge the CSR given this property and he had planned to come in and ask for a rezoning from Agricultural General to Single Family Residential. John Dierickx, 18808 305th Street, said he too is a property owner affected and wants to issue a protest and this will likely restrict the value of his property.

Huey said staff received a letter from the Farm Bureau in support of this rezoning. Kluever said he would be abstaining from the vote, as one of the property owners affected is a relative. Ridenour asked how many property owners were affected. Huey told him fifteen to twenty. Paustian said while the concerns presented were valid, the Commission has been very strict with the development of agricultural land. Park View, said Paustian, was a mistake and the Commission will take what ever steps necessary to insure another mistake does not happen.. The Commission, said Paustian, has already rezoned three other areas targeted on the Future Land Use Map and are certainly not singling out anyone party, but sending a message that Scott County is strong in the preservation of agricultural land.

Ridenour made a motion to approve the rezoning of 300 acres more or less located in Sections 30, 19 and 32 of Butler Township, from Agricultural General to Agricultural Preservation. Paustian seconded the motion.

Vote: 6 Ayes 1 Abstention (Kluever)

With no new business to come before the Commission, the meeting was adjourned at 7:50 P.M.

