

Scott County Planning and Zoning Commission
April 19, 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: Six others

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m.
2. **Minutes** Jansen made a motion to approve the minutes from the February 15, 2005 meeting, Scheibe seconded the motion.
Vote: 7-0 All ayes
3. **Final Plat**-River Highlands 4th Addition, Section 14, LeClaire Township

Ion read the public notice and asked for staff's review. Huey gave the history of River Highlands and showed the air photo of the property. Huey showed the original plat of River Highlands 3rd Addition and the request to vacate the platted road easement by replatting Lots 21 and 22, creating a third lot. The only access to the property to the north said Huey, is a narrow frontage on Great River road, therefore, if this property were to develop, the only provision for a second access would be a connection to the River Highlands Road system. Only a small portion of the farmland to the north is zoned A-G said Huey, reducing the likelihood of development but does not believe that this eliminates the need to provide access. The standards for design and development said Huey requires that streets in new subdivisions shall allow for connection with a future road system to property which has not been subdivided.

Ion asked if the applicant would like to speak. Mahler said the 3rd addition was platted to allow connection to both the north and south, and it is apparent that the property to the north will not be developed in the near future, and the Mrs. Mears has no desire to develop her property to the south. The homeowners association approved the vacation of the road easement and the creation of another lot, said Mahler, as did the Princeton City Council. Rod Varlik, realtor for the applicant, said it is a nice quiet area and they do not want additional traffic there.

Ion asked if anyone from the public had any questions. No one spoke.

Ion asked for staff's recommendation. Huey said staff recommends that the Final Plat of River Highlands 4th Addition be denied based on its lack of compliance with the standards for design and development for street systems in subdivisions as required by the Scott County Subdivision Regulations.

Ion asked if the applicant would like to respond. Varlik asked what if the homeowners association denied access and if a road connection was made who would pay for the maintenance of their private road.

Commission discussion took place. After discussion, Ridenour made a motion to deny River Highlands 4th addition based on its lack of compliance with the standards set forth by the Subdivision Regulations. Paustian seconded the motion.

Vote: 7-0 All Ayes

Huey said he would like to discuss with the Commission the problems concerning storm water drainage and soil erosion occurring in the River Highlands 3rd Addition. Huey showed the plat and site photos, explaining where the locations of the current outlets and how the water should be directed to avoid the existing problem of soil erosion. Joyce Lund Mears the property owner affected by the water runoff said she doesn't understand how a plan designed by an engineer can end up being constructed differently than how it was designed. Huey offered some solutions to the problem, but said the County Engineer should look at and verify how to correct the situation. Mahler said he agrees and has hired a civil engineer to design corrections to the problem. After all parties meet, the Commission will be notified of the plan to correct the storm water drainage and erosion problem at a future meeting.

4. Public Hearing-Rezoning- Priester, Section 34, Winfield Township

Huey said the Commission has received a letter requesting that this request be tabled, however, the Commission may hear and act on the request if they deem appropriate. Jeff Paul, attorney representing the applicant said they would be happy to have the Commission hear the request. Huey gave the history of the property and showed air and site photos. Huey said the north twenty acres of this property is zoned Agricultural General and the south forty acres is zoned Agricultural Preservation. Huey showed the proposed subdivision of the property if the rezoning was approved. Originally said Huey, both houses were on the sixty acre tract with an ag exemption being granted in 1989 and served by a thirty foot wide access easement. Since then, said Huey, one house has been split off with a one acre tract and the applicant has swapped land with the adjacent property owner to allow a fifty foot access easement to be platted. Huey said staff has reviewed this request for compliance with the Zoning Ordinance and Land Use Policies and stated the criteria used for rezoning request.

Ion asked if the applicant would like to respond. Jeff Paul said Mr. Priester only wishes to build one more home on the property but has to comply with the subdivision regulations. The plat is for three lots, two for the existing homes and one for one additional home. Fred Priester told the Commission the number and type of trees he has planted on the property and what his plans for the future are regarding the property.

Ion asked if anyone from the public wished to speak. Steve Brundies, 15525 220th St., said he came to see what it was all about and is not opposed to only one more house being built.

Commission discussion took place and the options the Commission has concerning the request.

Ion asked for staff's recommendation. Huey said staff recommends that the rezoning of this property from Agricultural General and Agricultural Preservation be denied based on its lack of compliance with a preponderance of the criteria of the Revised Land Use Policies.

Commission discussion took place. After considerable deliberation, Jansen made a motion to table this request until the May 17, 2005 meeting. Kluever seconded the motion

Vote: 7-0 All Ayes

With no new business to come before the Commission, the meeting was adjourned at 8:35 P.M.