

**Scott County Planning and Zoning Commission  
July 19, 2005  
1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent: None

Staff Present: Huey and Kononovs

Others Present: Eleven 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 June 21, 2005 meeting, Scheibe seconded the motion.  
Vote: 7-0 All ayes

**Ewoldt made a motion to direct staff to schedule a meeting with the Board of Supervisors to meet and discuss the recent action taken by the Board of Supervisors concerning the rezoning of a thirty six (36) acre tract from Agricultural General (A-G) to Single Family Residential (R-1) located in the NW ¼ of the NW ¼ of Section 2 Buffalo Township. Kluever seconded the motion, Vote: All Ayes (7-0)**

**Ewoldt made a motion to table all business until after the meeting with the Board of Supervisors. The motion failed due to a lack of a second.**

3. **Site Plan Review-** Coppinger Construction, Section 1, Buffalo Township

Huey showed the air and site photos of the property. Huey showed the site plan submitted by the applicant meeting the necessary setbacks for the proposed 50 foot x 81 foot commercial building to be used for a contractor's office and storage building. The Health Department and County Engineer had no comments on this request said Huey. The building inspector will review the plans to insure all code requirements are met said Huey. Notices were sent to property owners within 500 feet said Huey and staff has not received any calls or comments concerning this request.

Ion asked if the applicant would like to speak. Gene Coppinger said he wants to improve the property.

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 site plan to allow the light industrial storage building be approved with the conditions that : 1). The parking and circulation areas meet the Scott County Engineer's requirements for

hard surfacing within one paving season of the issuance of a building permit and 2). Any outdoor storage of materials be permitted but screened with a solid fence a minimum of six feet in height.

Commission discussion took place. Rideour made a motion to approve the site plan with the conditions recommended by staff. Jansen seconded the motion.

Vote: 7-0 all Ayes

4. **Site Plat Review-** Casey's General Store, Section 36, Blue Grass Township

Huey showed the air photo and proposed site plan of the property. Huey explained the current drainage and the proposed drainage and detention pond area that should help alleviate the current drainage problem. Huey went over the proposed tank location and the letter submitted from the adjacent neighbor with their concerns. Huey showed site photos and said the road side parking of semi's and the dust raised by vehicles driving on the gravel road shoulders had led to many complaints to the County Engineer and Board of Supervisors. Huey explained the fence that will serve as a buffer for the property.

Ion asked if the applicant would like to speak. Josh Lieberman, representing Casey's said the current store was built in 1984 and is outdated; their hope is to build a state of the art store with larger tanks and meeting ADA requirements.

Ion asked if anyone from the public would like to speak. Elba and Dorothy Turner, adjacent neighbors, addressed the Commission with their concerns regarding location of the tank, drainage and dust. Discussion took place regarding these issues.

After considerable discussion, Ewoldt made a motion to table this request for 30 days to allow more information to be obtained. Paustian seconded the motion.

Vote: 7-0 All Ayes

5. **Sketch Plan/Final Plat-**Priester's 1<sup>st</sup> Addition, Section 34, Winfield Township

Huey showed air and site photos of the property and gave a history of the recent rezoning of the north twenty acres to allow one additional home to be built. Huey said the existing gravel portion will be hard surfaced to the same standard as the paved portion of the drive. Huey said staff mailed notification to the property owners within 500 feet and received no calls or comments on this request. Neither the County Engineer nor the Health Department had any comments on this request. Huey said covenants filed will state that no further subdivision of the property will be permitted for all three lots. The City of Long Grove said Huey must also approve the plat prior to approval by the Board of Supervisors.

Ion asked if the applicant would like to speak. Jeff Paul, attorney for Priester, said the covenant has not yet been filed but will be with the platting documents. The City of Long Grove Planning Commission, said Paul, approved the plat and it will be on the agenda for city council next week.

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

Ion asked for staff's recommendation. Huey said staff recommends that the sketch plan and Final Plat of Priester's 1<sup>st</sup> Addition be approved with the conditions that: 1). Covenants be filed that state no further subdivision of the property be permitted and remain in effect for all three lots; 2). That the unimproved portion of the driveway be hard surfaced or surety for that improvement be posted; 3). The City of Long Grove also approve the plat prior to Final Plat approval by the Board of Supervisors.

Commission discussion took place. Jansen made a motion to approve this request with the conditions recommended by staff. Scheibe seconded the motion.

Vote: All Ayes (7-0)

6. **Sketch Plan Review**-JTP LLC, Section 1, Buffalo Township

Huey showed the air photo and a plat of the property. Huey explained the access issue to the balance of the property should this plat be approved. Huey said he talked to the property owner Jack Groves regarding the access and there was some confusion whether or not there was access to the property from US Hwy 61. Huey showed the site photos of the property. Huey said the applicant was not present to speak on behalf of this request.

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

Commission discussion took place. Ewoldt made a motion to table this request for 30 days to allow more information to be obtained. Kluever seconded the motion.

Vote: All Ayes (7-0)

7. **Amended Preliminary Plat**-Harmony Hills, Section 26, Blue Grass Township

Huey showed the air photo of the property and the original plat explaining the amended Plat access that includes an additional 250 feet of land obtained by the applicant from the adjacent property to the north. This will result said Huey in the proposed access road into the subdivision being located approximately 300 feet north of it's previous location. Huey said the amended plat originally showed 27 lots with 7 of those lots being more than three times their width, since that time the developer has eliminated one lot and divided that 100 feet into the 7 lots eliminating the three times the width issue. Huey explained the location of the subdivision in relation to West Lake Park and the issues that the Conservation Department had with the previous owner.

Ion asked if the applicant would like to speak. Eric Longlett, McClure Engineering said the issues that the Conservation Department had will be resolved to Roger Kean's satisfaction and they have met to address those issues. Longlett said the City of Davenport has reviewed and approved the first reading of this request.

Ion asked if anyone from the public had any comments. Ralph Johansen asked about fencing of the proposed subdivision where it meets the park land. Longlett said a fence will be installed to Conservation's specifications.

Ion asked for staff's recommendation. Huey said staff recommends that the amended Preliminary Plat of Harmony Hills be approved with the following conditions: 1). The City of Davenport also review and approve the Preliminary Plat and Final Plat prior to Final Plat approval by the Board of Supervisors; 2). The lot configuration be amended so that none of the proposed lots depth exceed three times their width; 3) The agreement between the developer and the Scott County Conservation Department be met prior to Final Plat submittal; 4). The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS; 5). The County Engineer review and approve all street construction plans prior to construction; 6). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Commission discussion took place. Jansen made a motion to approve the amended Preliminary Plat of Harmony Hills with the conditions recommended by staff. Ewoldt seconded the motion.

Vote: All Ayes (7-0)

With no new business to come before the Commission, the meeting was adjourned at 8:50 P.M.