

Scott County Planning and Zoning Commission
October 18, 2005
1st Floor Board Room, Administrative Center

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

Members Absent: Ion

Staff Present: Huey and Kelly

Others Present: 7 others

1. **Call to Order** Vice Chair Scheibe called the meeting to order at 7:30 p.m.
2. **Minutes.** Ewoldt made a motion to approve the September 20, 2005 minutes. Ridenour seconded the motion.
Vote: 5-0 All ayes

Site Plat Review- Troy Dickens, Section 1, Buffalo Township

Huey showed the air photo of the property and gave a history of other buildings that Mr. Dickens has constructed in the area. Huey explained the location for access to Lots 15-18. Huey showed site photos of the property. The Health Department and County Engineer had no comments on this request, said Huey, and staff received no comments or calls on this request.

Scheibe asked if the applicant would like to speak. Dickens said this building is typical of the previous buildings he has constructed in the area. Dickens said he is interested in pervious paving of the parking lot and would check with the County Engineer to see if he would be allowed to use that type of paving for the parking lot.

Scheibe asked if anyone from the public would like to speak. No one spoke.

Scheibe asked for staff's recommendation. Huey said staff would recommend approval of the Site Plan to allow construction of light industrial office and shop building with the conditions that: 1). The access drive, 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). No outdoor storage of materials be permitted.

Commission discussion took place. Ewoldt asked about a bond to insure the paving requirements. Ewoldt made a motion to approve the site plan with the conditions outlined by staff and adding that a bond be required to insure the required paving. Ridenour seconded the motion.

Vote: All Ayes (5-0)

4. **Preliminary Plat**-Eagle Ridge, Section 2, Buffalo Township

Huey showed the air photo of the property, pointing out the location of the property. Huey explained the history of the rezoning and proposed subdivision. Huey explained the criteria used for subdivisions such as stormwater management, erosion and sediment control plan, open space requirements, wastewater disposal systems and water system. Huey went over the comments received from Soil Conservation regarding erosion and the comments received from the Engineer regarding access. Huey showed the original plat and the amended plat. Huey said the applicant submitted a letter requesting that this request be tabled until the November 1, 2005 meeting, which the commission received a copy.

Scheibe asked if anyone from the public had any comments. Cheryl Wilkinson, 13639 100th Avenue, said she is concerned with the school buses that pick up on 100th Avenue and transport children to BlueGrass, Walcott and West High School as there are no shoulders on 100th Avenue. Robb Ewoldt who farms the land to the south, said the amended plat is an improvement from the original submission and he is happy to hear of the fencing requirement but he is still concerned about the quality of the water due to runoff of the proposed homes. Barbara Harre, 13150 106th Avenue, said she is concerned about the traffic on 100th Avenue and no shoulders on the road and about the drainage and soil erosions. Harre said she would like to see a riparian buffer strip created along the creek creating a riparian buffer area for the use of the residents in the subdivision and an area for wildlife. Steve McGivern said the amended plat looks better than the original submission but said as a farmer in the area, he would like to make sure a nuisance waiver is required for this subdivision.

Commission discussion took place regarding the access from Hwy 61 that was originally proposed. Paustian made a motion to table this request until the November 1, 2005 meeting. Ridenour seconded the motion.

Vote: All Ayes (5-0)

With no new business to come before the Commission, the meeting was adjourned at 8:40 P.M.

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