

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

Members Present: Ewoldt, Ion, Kluever, Paustian, and Scheibe

Members Absent: Ridenour

Staff Present: Huey

Others Present: 15 others.

1. **Call to Order** Chair Ion called the meeting to order at 7:00 p.m.
2. **Minutes** Scheibe noted that the October 18 meeting minutes should be amended to state that Vice Chairman Scheibe called the meeting to order. Kluever made a motion to approve the minutes as corrected. Ewoldt seconded the motion.
Vote: 5-0 All ayes
3. **Preliminary Plat - Tabled October 18, 2005** Eagle Ridge, Section 2, Buffalo Township

Huey reviewed the issues identified with the original Preliminary Plat and reviewed the changes made to address those issues with the current proposed layout. The street layout had been amended to eliminate the southern entrance so the subdivision had a single entrance onto 100th Avenue and no access to US Hwy 61. The north road was extended through the property to the adjacent property to the east, which is zoned R-1. The layout had also been amended to show a larger common area south of the transmission line and fewer lots. The area of the creek bed was shown with less disturbance than the previous proposal and a flowage easement for the creek 100 feet in width. A stormwater metering area was also shown in the open space area. Huey also noted that the plan was to extend Iowa American Water service to this subdivision so that the area would be served by fire hydrants.

Ion asked if the applicant would like to speak. No one spoke. Huey noted he had spoken with the applicant's engineer earlier in the day and he had indicated he was going to be at the meeting.

Ion asked if anyone from the public would like to speak. Larry Guy, Fire Chief of the Blue Grass Volunteer Fire Department, spoke and identified a number of areas of concerns that related to the existing conditions in the area and issues related to this proposed subdivision. He stated that he had safety concerns with the current width of 100th Avenue and the fact it did not have any shoulders. He had concerns with the additional traffic that would be directed to 100th Avenue. He also noted he had concerns with the number of cul de sacs shown within the subdivision and that it was often hard to maneuver emergency vehicles through cul de sacs.

Commission discussion took place. Paustian made a motion to deny the Preliminary Plat based on the unresolved issues related to access, realignment of the creek, buildable areas on Lots 6, 7, 9, 18 & 19. Kluever seconded the motion. Ion asked if there was any additional discussion.

Scheibe noted that the start time of the Planning Commission meeting had changed from 7:30 PM to 7 PM and she thought they should consider delaying action on the plat until later in the meeting to give the applicants engineer time to arrive. Kluever made a substitute motion to table consideration of the item until later in the meeting. Scheibe seconded the motion.

Vote: all Ayes (7-0)

4. **Final Plat**-Harmony Hills Estates, Section 26, Blue Grass Township

Huey showed the air photo of the property, and reviewed the conditions of Preliminary Plat approval. He showed current site photos of the property showing the completion of the subdivision street and the erosion control measures that were in place. He said the County Engineer had also visited the site and felt they had done a good job both with the construction and the erosion control measures. Huey noted that Iowa American water service had been extended through this subdivision also. The City of Davenport had reviewed and approved the Preliminary Plat and would approve the Final Plat prior to approval by the Board of Supervisors.

Ion asked if the applicant would like to speak. Eric Longlett from McClure Engineering said that Huey's presentation had covered everything and he asked for the Commission's favorable consideration of the Final Plat.

Ion asked if anyone from the public had any comments. No one spoke. She asked Huey for his recommendation. Huey recommended that the Final Plat for Harmony Hills be approved with the following conditions:

1. The City of Davenport the Final Plat prior to approval by the Board of Supervisors;
2. The subdivision infrastructure improvements be completed prior to Final Plat approval.

Commission discussion took place. Kluever asked whether the Health Department's concerns related to lot size had been addressed. Huey said that one lot had been eliminated so that all the lots were over the minimum lot size. he also said the developer had done a good job of leaving most of the ground undisturbed and only grading the areas for the roads. Ewoldt asked whether the covenants included an ag nuisance waiver. Huey said they did not but if the Commission so chose they could add that as a condition of Final Plat approval.

Paustian made a motion to approve the Final Plat in accordance with staff's recommendation and add a condition that an ag nuisance waiver be included and filed with the restrictive covenants. Scheibe seconded the motion.

Vote: 5-0 All Ayes

Reconsideration of Tabled Preliminary Plat Eagle Ridge, Section 2, Buffalo Township

Huey noted that the applicant's engineer from Eagle Ridge had arrived. Scheibe made a motion to remove consideration of the Preliminary Plat from the table. Kluever seconded. Motion carried.

Eric Gjerisvik, MSA Development Services, apologized to the Commission for his late arrival and thank the Commission for moving consideration of this plat to later on their agenda. He discussed that changes to the plat they had made to address staff concerns with the initial submittal. He stated that the 3.5 acres of common open space was about 3 ½ times the minimum that was required. He stated that the number of lots had been reduced to 33 served by a single entrance off of 100th Avenue. They had also provided a buffer of undisturbed area in proximity to the creek to limit siltation during construction. He said that the final design and calculations for the stormwater management plan had not been completed but they had sufficient area on the south side of the property to have a metering facility to slow the storm water. He said that they would use best management practices (BMP) in their erosion control in association with the construction of the road and creek crossing. He said the cut and fill required for the road to cross that creek would also allow them to create better building sites on some of the steeper lots. He closed by saying that he felt that even though this property had some challenges he felt this layout would take the best features of the property and preserve them and have the roads constructed on the most level area of the property to minimize the amount of grading that would be necessary.

Ion asked if there were any comments from the public. Robb Ewoldt had questions about runoff from the cul de sac on the east side that would not be directed toward the metering dam, how was that going to be managed. Gjerisvck stated that that did present some challenges since not all of the eastern creek bed was on their property but he felt they would leave enough undisturbed area to absorb much the runoff and that they would consider other measures at the time of final design.

Jennifer Ewoldt asked how they would ensure that the areas left undisturbed during construction would remain undisturbed after the houses were built and individually property owners owned the various sections of the creek. Gjerisvck stated that the covenants could address the requirement to leave the creek bed undisturbed.

Ion asked for any comments of the Commission. Kluever stated that he still felt that developing Lot 18 was unreasonable and that this area should be made part of the common open space.

Ion asked for Huey's recommendation. Huey said he would recommend approval of the Preliminary Plat for Eagle Ridge with the following conditions:

1. The lot configuration be amended to eliminate Lot 18 as a development lot and show that area as part of the common open space of the subdivision;
2. The stormwater drainage and erosion control plan be reviewed and approved by the County Engineer and the Soil Conservationist at the NRCS prior to initiation of any grading;
3. The County Engineer review and approve all street construction plans prior to construction;
4. The area adjacent to the creek shown with flowage easement remain undisturbed and in a natural state and also include an area on the south boundary of the property adjacent to the creek drainage;

5. A sound fence be installed along the south boundary of the property adjacent to areas currently used for grazing livestock;
6. The restrictive covenants include provisions for maintenance of common open space, protection of natural areas shown on the plat to remain undisturbed; maintenance of the livestock fence on the south boundary of the property, and an ag nuisance waiver by the property owners within the subdivision.
7. The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Motion was made by Scheibe and seconded by Kluever to approve the Preliminary Plat in accordance with the conditions as recommended by staff.

Vote: 5-0 All Ayes.

With no new business to come before the Commission, the meeting was adjourned at 9:25 P.M.