

Scott County Planning and Zoning Commission
January 17, 2006
1st Floor Board Room, Administrative Center

Members Present: Baril, Ion, Kluever, Paustian, Ridenour, Scheibe

Members Absent: None

Staff Present: Huey and Kelly

Others Present: 20 Others

1. **Call to Order** Chair Ion called the meeting to order at 7:00 p.m.
2. **Minutes** Ridenour made a motion to approve the December 20, 2005 minutes. Scheibe seconded the motion.

Vote: 6-0 All ayes

3. **Public Hearing-Amend Rezoning** –Steve Mangels, Section 9, Buffalo Township

Ion read the public notice and asked for staff's review. Huey showed air photos of the property. Huey reviewed the original rezoning request and the conditions placed upon the rezoning that 1). The restrictive covenants of any subdivision of this property include an ag nuisance waiver to prohibit property owners from filing a nuisance suit against any adjoining agricultural operations; and 2). That all lots of any future subdivision only have access to Coon Hunters Road. Huey showed the proposed subdivision of the property.

Ion asked if the applicant would like to speak. Mangels said he only wants to create one lot for a new home for himself in the future.

Ion asked if anyone from the public would like to speak. Jerry Downs had questions concerning the access to the property from 120th Street.

Ion asked for staff's recommendation. Huey said staff recommends approval to amend the conditions of the 1999 ordinance rezoning this property to Single Family Residential (R-1) to allow one additional development lot to have access to 120th Street.

Commission discussion took place. Paustian said he is comfortable with the decision made in 1999 to allow only access from Coon Hunters Road. Ridenour said he did not think that access from 120th Street for one additional home would put a burden on the gravel road. Scheibe said she agrees with Ridenour. Kluever said he too did not think one additional home gaining access from 120th Street would be a problem. Scheibe made a motion to approve the request with the conditions outlined by staff, and amend the condition to allow access to 120th Street for one additional lot and for the ag nuisance waiver condition to remain in effect. Ridenour seconded the motion.

Vote: 5 Ayes 1 Nay (Paustian)

4. **Public Hearing-Conceptual Sketch Plan**-Harmony Hills Phase II and III, Section 26, Blue Grass Township

Huey explained to the Commission that this was a sketch plan to allow discussion on this request prior to the Preliminary Plat being submitted. Huey showed air photos of the property. Huey showed the proposed development going over Phases II and III. Huey gave the history of Harmony Hills and explained the central collection system and sewage treatment lagoon requirement for the density of lots proposed. Huey said the proposed sketch plan shows no access to the land to the west which is zoned Agricultural Preservation and the long range plan would be for it to remain ag land in the future. The proposed roads would be constructed to county road standards, said Huey with Iowa American water serving the lots. Huey said the Conservation Director has stated the Conservation Board has serious concerns with the density of development that has occurred or is proposed in close proximity to West Lake Park. Those concerns said Huey are related to the possible pollution generated by the stormwater runoff and the safety of the pedestrian traffic in the area. The applicant's engineer, said Huey, will be required to submit an erosion and sediment control plan with any Preliminary Plat application.

Ion asked if the applicant would like to speak. Eric Longlett, the applicant's engineer, said they want to curtail any future problems during the design phase. Longlett explained the Vantex Geofiber type sewer system proposed.

Ion asked if any one from the public would like to speak. Roger Kean, Conservation Director, said the Conservation Board is not in opposition of this development but is very concerned with the density that is being proposed, with the potential of an additional 100 homes to the north of this property. The development, said Kean, is impacting the park with additional pedestrian traffic, and with no sidewalks this is a major concern. Kean said the Conservation Board is concerned that this development will impact West Lake Park, as Park View did Scott County Park. Gerald Boldt said he too is concerned with the density of this proposal and that all the runoff will end up in the lake. Boldt had questions about the high voltage line on the west side of the property.

More discussion took place regarding the proposed sewer lagoon and the requirements of the Subdivision Ordinance requiring the lagoon.

Ion asked for staff recommendation. Huey said staff recommends that the sketch plan for Harmony Hills Phases II and II be approved with the conditions that: 1). The City of Davenport also review and approve the Preliminary and Final Plat; 2). Phasing for the proposed development be approved with the Preliminary Plat so that no more than 30 acres is disturbed during any one phase; 3). A stormwater drainage and erosion control plan be submitted and approved; 4). The County Engineer review and approve all street construction plans prior to construction; 5). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Commission discussion took place. Ridenour said he agrees that the density proposed is of a concern and would prefer to grant an exception to the requirement of the Subdivision Ordinance

allowing more lots on septic systems. Paustian asked about the distance from the proposed lagoon to the lake. More discussion took place on the comp plan and the subdivision requirement for septic systems.

After considerable deliberation, Ridenour made a motion that the Commission would prefer to grant an exception to the sewage treatment requirement and allow septic systems to be installed and require that all lots be the minimum lot size of 30,000 square feet. Kluever seconded the motion.

Vote: All Ayes (6-0)

5. **Public Hearing-Rezoning-** Ven Horst, Section 6 & 7, Pleasant Valley Township

Ion read the public notice and asked for staff's review. Huey said this request is to rezone approximately sixty (60) acres from Agricultural General (A-G) to Single Family Residential (R-1). Huey showed the air photo of the property and explained the close proximity to the Bettendorf City Limits. Huey showed the zoning and future land use map. Huey went over the criteria used to determine if land is suitable for development, and this property would appear to be appropriate for development.

Ion asked if the applicant would like to speak. Kevin Kelner, the future developer said if the rezoning is approved they plan approximately 40 lots with a subdivision similar to Stoney Creek.

Ion asked if anyone from the public would like to speak. Sara Bartholomew, representing her father, an adjoining neighbor, had questions about access and the type of development proposed.

Ion asked for staff's recommendation. Huey said staff recommends that the rezoning of this property from Agricultural General (A-G) to Single Family Residential (R-1) be approved based on its compliance with a preponderance of the criteria for the Revised Land Use Policies.

Commission discussion took place. Ridenour made a motion to approve, Scheibe seconded the motion.

Vote: All Ayes (6-0)

Huey introduced Steve Baril to the commission.

6. **Election of Officers**

Scheibe made a motion to nominate Ion for Chair. Vote: All Ayes Ion nominated Scheibe for Vice Chair. Vote : All Ayes.

With no new business to come before the commission the meeting was adjourned at 8:55 p.m.