

**Scott County Planning and Zoning Commission**  
**February 21, 2006**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent: Paustian

Staff Present: Huey and Kelly

Others Present: 4 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 January 17, 2006 minutes. Kluever seconded the motion.

Vote: 5-0 All ayes

3. **Public Hearing-Preliminary Plat-Stoney Creek North II**–Dolan Development, Section 5 & 6 Pleasant Valley Township

Ion read the public notice and asked for staff's review. Huey showed air photos of the property. Huey reviewed the history of Stoney Creek and Stoney Creek North. Huey showed site photos and the proposed Preliminary Plat. Huey said the street layout is a mirror image of Stoney Creek North with all lots obtaining access from the interior loop road. The County Engineer must approve road plans prior to construction said Huey. Huey said subdivisions containing less than forty lots may install individual on site systems that meet County Health Department regulations. The subdivision regulations said Huey require all internal streets to be adequately drained and the detention facilities adequate to capture the runoff from a twenty five year rain event said Huey. This subdivision said Huey will be served by Iowa American Water. Spencer Creek said Huey runs along the south boundary of this property, a condition of the previous approval of other plats in this area has been the dedication of a sewer main easement along Spencer Creek to provide for the future extension of central sewer system to serve this area in the future. An erosion and sediment control plan, said Huey, will be submitted prior to Preliminary Plat approval by the Board of Supervisors. Huey explained the open space requirement and said the Preliminary Plat submitted does not meet the open space requirement of 10,000 square feet plus 2,000 square feet for every lot over fifteen which would be 30,000 square feet of open space for this proposed development. Staff would recommend said Huey that a pedestrian bike path be created on the northern border of this subdivision and running east across Lot 20 of Stoney Creek North creating 20,000 square feet of open space, the Board of Supervisors would need to approve the reduction in the 30,000 square foot open space requirement. The City of Bettendorf must also approve the Preliminary Plat. Larry Linnenbrink from the Health Department said Huey is present to speak regarding the Health Department's comments concerning this plat. Larry Linnenbrink said the Health Department would like to see a soil analysis done on each lot instead of a perc test. A soil analysis may be done all year long and would be indicative of the type of soils present and the correlation between soil types and drainage. Linnenbrink said State law mandates the reduction of sand filter systems used therefore the Health Department would like to see more common sewer systems in place in the new development.

Ion asked if the applicant would like to speak. Dolan said he did not have anything new to add but would be glad to answer any questions.

Ion asked if anyone from the public would like to speak. Jean Henri Gilles, 19264 252<sup>nd</sup> Avenue said he has concerns about the proposed detention pond that appears to be on his property, Lot 13 of Stoney Creek North. Dolan explained the proposed construction and maintenance of the detention ponds.

Ion asked for staff's recommendation. Huey said staff recommends approval of the Preliminary Plat of Stoney Creek North be approve with the following seven conditions: 1). The Board of Supervisors approve the variation to the Subdivision Regulations to allow the open space requirements be met with the construction of an improved pedestrian bike path along the northern boundary of the subdivision adjacent to the County road easement; 2). An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and County Engineer be submitted; 3).The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirements; 4). The private covenants include a provision for common open space maintenance and a waiver of right to file nuisance suits against agricultural operations; 5). The City of Bettendorf review and approve the Preliminary Plat; 6). The County Engineer review and approve all street construction plans prior to construction; 7). The subdivision infrastructure improvements be completed or a surety bond posted.

Commission discussion took place regarding the open space requirements and detention ponds.

Ridenour made a motion to approve the Preliminary Plat of Stoney Creek North with the seven conditions outlined by staff. Scheibe seconded the motion.

Vote: 5 Ayes 1 Abstention (Ion)

With no new business to come before the commission, the meeting was adjourned at 7:50 P.M.