

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

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

Members Absent: Ion and Baril

Staff Present: Huey and Kelly

Others Present: 25 Others

1. **Call to Order** Vice-Chair Scheibe called the meeting to order at 7:00 p.m.
2. **Minutes** Ridenour made a motion to approve the March 7, 2006 minutes. Kluever seconded the motion.  
Vote: 5-0 All ayes
3. **Public Hearing-Harmony Hills Conceptual Sketch Plan**—Coppinger, Haugen, Section 26, Blue Grass Township

Scheibe read the public notice and asked for staff's review. Huey showed air photos of the property, pointing out the property in conjunction to West Lake Park. Huey explained the zoning districts adjacent to the applicant's property, also showing the zoning map. Huey explained the various zoning districts and their uses. Huey showed the conceptual sketch plan giving the history of Harmony Hills original plat. The City of Davenport must also approve the Preliminary Plat said Huey. Huey then went over the open space requirements. The property will be served by Iowa American Water Huey said, and Larry Linnenbrink from the Health Department is present to address the Health Department concerns with this request.

Larry Linnenbrink, from the Scott County Health Department said the concerns lie with the sewage system being installed. When each lot has a separate septic system, said Linnenbrink, the health department is required to test each one every year which creates a hardship on the department. What the Health Department would request is that language be placed in the restrictive covenant that the Home Owner's Association appoint one individual responsible for the yearly testing of these systems. Discussion took place on the various types of sewage systems.

Scheibe asked if the applicant would like to respond, Eric Longlett said the applicant is looking for some guidance, the density was an issue with the original sketch plan and the density was necessary to defer the cost of the proposed common sewage system. Longlett said he would be glad to answer any questions the Commission may have.

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

Scheibe asked for staff's recommendation. Huey said staff recommends approval of the Sketch Plan of Harmony Hills Phases II and III with the conditions that: 1). A variance to the Subdivision Regulations be approved to reduce the density of the development and reduce the impact on West Lake Park; 2). A stormwater drainage and erosion control plan be submitted and approved; 3). Phasing for the proposed development be approved with the Preliminary Plat so that no more than 30 acres is disturbed at one time; 4). The City of Davenport also review and approve the Preliminary and Final Plat; 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 and adding; 8). That draft restrictive covenant language be provided at the Preliminary Plat stage stating that the Home Owner's Association will be responsible for the yearly testing of the waste water systems and that sewer easements be noted on the plat.

Scheibe asked if the applicant would like to respond. Longlett said they would be glad to answer any questions the commission may have.

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

Commission discussion took place on the different type of sewage treatment facilities.

Kluever made a motion to approve the sketch plan with the conditions outlined by staff. Ridenour seconded the motion.

Vote: All Ayes (5-0)

4. **Public Hearing-Preliminary Plat Ven Woods Estates**-Section 6 & 7 Pleasant Valley Township

Scheibe read the notice and asked for staff's review. Huey showed the air photos of the property and pointed out where development in the area has occurred. The property is within two miles of the Bettendorf City Limits, said Huey, and will also need to approve the Preliminary Plat and the Final Plat. Huey showed the Preliminary Plat and pointed out the turn around bulbs required by the City of Bettendorf due to the length requirement of the cul de sac. Huey went over the lot sizes within the proposed subdivision. Huey said staff is recommending the extension of a stub road to the property to the west to allow future connection to the additional 25 acres that will result in the loss of one lot but increasing the size of the lots and will also address the 30 lot with one access. Huey went over the stormwater management, wastewater disposal systems, erosion control. The City of Bettendorf, said Huey, is present to speak on behalf of this request.

Dennis Schneider, City Engineer, said the Bettendorf P & Z reviewed this request and is asking that the roads be constructed to city standards and provide a drainable base and the stormwater

detention meet the 100 year event in lieu of the 25 year required by the county. Huey said when a property is within two miles of a city, the city may require the developer to meet their standards if those standards are stricter than the county required standards. Larry Linnenbrink, County Health Department, said a soil analysis will need to be conducted to determine the type of septic system that will be required.

Scheibe asked if the applicant would like to speak. The attorney representing the applicant said the engineer is redesigning the road system, with the extra cost of the drainable base still being worked out.

Scheibe asked if anyone from the public had any comments. Doug Stimpson, 19165 Wells Ferry Road, said he has concerns about the access to this property as a lot of driveways already come on onto the road. Sara Lehman, 19159 Wells Ferry Road, said she is concerned about the speed limit as she has teenagers that drive too fast and backing out of the driveway is already treacherous.

Commission discussion took place regarding the speed limit, site distance and the number of lots being served by one entrance and the City of Bettendorf requirements.

Scheibe asked for staff's recommendation. Huey said staff recommends that the Preliminary Plat of Ven Woods Estates be approved with the conditions that: 1). The lot layout be amended to extend a road easement to the West property line to allow the connection with a future subdivision of that property and so that no lot is under the 30,000 square foot minimum lot size; 2). The subdivision roads be assigned an avenue number in accordance with Scott County's Rural Address Ordinance and that it be shown on the Final Plat; 3). An erosion and sediment control plan be in accordance with the requirements of the Natural Resources Conservation Service and the County Engineer be submitted; 4). The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirements; 5). The private covenants include provision for common open space maintenance and a waiver of right to file nuisance suits against agricultural operations; 6). The City of Bettendorf review and approve the Preliminary Plat; 7). The County Engineer review and approve all street construction plans prior to construction; 8). The subdivision infrastructure improvement be completed or a surety bond posted prior to Final Plat approval and adding; 9). The restrictive covenants contain language that the Home Owners Association will be responsible for the yearly testing of any sand filter systems within the subdivision.

Commission discussion took place. Ridenour made a motion to approve the Preliminary Plat of Ven Woods Estates be approved with the conditions outlined by staff. Kluever seconded the motion.

Vote: 3 Ayes 2 Nays (Paustian, Mehrens)

5. **Public Hearing-Sketch Plan/Final Plat-Ven Horst 2<sup>nd</sup> Addition, Sections 6 & 7, Pleasant Valley Township**

Scheibe read the notice and asked for staff's review. Huey showed the air photo of the property and said this request is to allow the platting of one 25.5 acre lot, being the balance of the land platted for Ven Woods Estates. Huey explained the zoning of the property, the north 15 acres being zoned Agricultural General and the south 10 acres being Single Family Residential. Huey explained that the AG land would have to be rezoned prior to any development. Huey showed the air photo pointing out the location of the existing house and ag buildings.

Scheibe asked for staff's recommendation. Huey said staff recommends that the sketch plan

Final Plat of Ven Horst 2<sup>nd</sup> Addition be approved.

Commission discussion took place. Ridenour made a motion to approve this request. Paustian seconded the motion.

Vote: all Ayes (5-0)

6. **Public Hearing-Preliminary Plat Pacha Farm Addition-Section 31, Butler Township**

Scheibe read the notice and asked for staff's review. Huey showed the air photo of the property and master plan of Park View developed in the 1960's. Huey pointed out the mixed use of the various zoning districts within Park View. Huey gave an in-depth history of Dexter Acres and the amendment to the original master plan. Huey explained the connecting road system of the proposed subdivision and that this request would develop the balance of the original master plan. Huey said the water and sewer will be served by the Park View Sewer District and Park View Water Company. Huey explained the open space requirement and went over the lot sizes being proposed.

Scheibe asked if the applicant would like to speak. John White, Engineer for Verbeke Meyer said he would be glad to answer any questions the commission may have.

Scheibe asked if anyone from the public would like to speak. Mary Curran, 5 Cherokee Court, said she is concerned with the drainage that may occur onto her yard, she wanted to know who would be responsible for mowing and maintaining this area. Pat Mitchell said the mowing should be addressed by the Home Owners Associate. Discussion took place regarding the percentage of open space required. Huey explained that part of the drainage area is now under private ownership.

Scheibe asked for staff recommendation. Huey said staff recommends that the Preliminary Plat of Pacha Farm Addition be approved with the conditions that: 1).An erosion and sediment control plan be in accordance with the requirements of the NRCS and the County Engineer be submitted and approved; 2). The lot layout be amended to increase the area for the proposed sanitary sewer lift station and the depts. of Lots 73 through 84 be decreased to no greater than 150 feet to increase the area of common open space to better comply with the original Park View Master Plan; 3). The proposed water system plans be reviewed and approved by the Park View Water Company; 4). The proposed sanitary system plans be reviewed and approved by the Park View Sanitary District; 5). That all outlots be accepted by the Park View Owners Association; 6). That the development be completed with a minimum of three (3) phases so that no greater than twenty acres is disturbed or included in any proposed Final Plat at one time; 7). The County Engineer review and approve all stormwater management and street construction plans prior to construction; and 8). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Commission discussion took place regarding the lot sizes and the capacity of the Park View Water Company.

Kluever made a motion to approve the Preliminary Plat of Pacha Farm Addition with the conditions outlined by staff. Ridenour seconded the motion.

Vote: All ayes (5-0)

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