

Scott County Planning and Zoning Commission
June 6, 2006
1st Floor Board Room, Administrative Center

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

Members Absent: Baril and Scheibe

Staff Present: Huey and Kelly

Others Present: 7 Others

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m.
2. **Minutes** Kluever made a motion to approve the May 16, 2006 minutes with the correction that the meeting start time be changed to reflect 7:30 p.m. Mehrens seconded the motion.
Vote: 5 -0 All ayes

3. **Rezoning-** Ambrosy. Section 27, Winfield Township

Ion read the notice and asked for staff's review. Huey showed air photos of the property and went over the history of the property regarding the creation of Smith's 3rd Addition. Huey went over the criteria for a Home Industry and Home Occupation. Huey showed the current zoning map and Future Land Use Map pointing out the various zoning districts current and future surrounding the applicant's property. Huey went over the criteria used for rezoning requests and said this request is a classic example of why Home Industries are only allowed in ag zoned districts. Huey showed site photos of the property. Huey said if this request would be approved the applicant would have to apply to the Board of Adjustment for a variance to the distance required to the closest residence for a Home Industry.

Ion asked if the applicant would like to speak. Dale Ambrosy addressed the Commission and said he only wants to buy and sell maybe ten cars per year and raise some cattle. Tresha Ambrosy said there would be no visible evidence of the car sales, they would only advertise in the paper and not have any cars for sale in front of the property.

Ion asked if anyone from the public wished to speak. Mike Mayfield, 15236 270th Street, said he has concerns regarding the noise and odors that would be associated with the proposed business. While he likes the Ambrosy's, he doesn't see anything good coming out of this request.

Commission discussion took place regarding lack of compliance with the Revised Land Use Policies.

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

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Paustian made a motion to deny the request on the basis of its lack of compliance with the Land Use Policies as stated in the Director's staff report. Kluever seconded the motion.

Vote: All Ayes (5-0)

4. **Discussion on the comprehensive plan**

Huey went over the draft prepared by Bi State Regional Commission for the public input process. Discussion took place on the type of notification of meetings that will take place and who may be interested in serving on the various committees.

With no new business to come before the Commission the meeting was adjourned at 8:25 P.M.