

**Scott County Planning and Zoning Commission**  
**June 20, 2006**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent: None

Staff Present: Huey and Kelly, Maddox

Others Present: 3 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 Ambrosy request reflect Winfield Township and not LeClaire Township.. Mehrens seconded the motion.  
Vote: 7-0 All ayes
3. **Final Plat-** Ven Woods Estates, Section 6 & 7 Pleasant Valley Township

Ion read the notice and asked for staff's review. Huey apologized for the lack of visual aids due to the lack of computer network connection. Huey showed the hard copy of the Final Plat and explained the infrastructure. Huey went over the green space requirements. Huey said the interior streets are being constructed to County road standards and the lots will be served by Iowa American water mains. Wastewater treatment will be handled by on site systems with either septic drain fields or sand filters, yet to be determined by the Health Department, said Huey, when the soil analysis is complete and reviewed by the Health Department. Huey went over the conditions of Preliminary Plat approval. The City of Bettendorf, said Huey, approved the Preliminary Plat and will need to approve the Final Plat prior to Board of Supervisor approval.

Ion asked if the applicant would like to speak. The applicant's attorney said they are in agreement with the requirements and had nothing to add.

Ion asked if anyone from the public wished to speak. No one spoke..

Ion asked for staff's recommendation. Huey said staff recommends that the Final Plat of Ven Woods Estates be approved with the conditions that: 1). Private covenants be submitted and filed with the Final Plat in accordance with conditions of the Preliminary Plat; 2). The City of Bettendorf approve the Final Plat prior to approval by the Board of Supervisors; and 3). The financial surety be posted to secure the completion of subdivision infrastructure improvements be submitted prior to Final Plat approval.

Commission discussion took place regarding access and fencing.

Vote: 5 Ayes 2 Nays (Mehrens, Paustian)

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P&Z

4. **Site Plan Review**-L & S Properties, Section 18 Pleasant Valley Township

Huey again apologized for the lack of visual aids. Huey said this request is to allow a new 32-foot x 45 foot building to be built and demolish the existing building and rebuild a new building on the existing foundation. Huey explained the location of the property in relation to Hwy 67. Huey went over the code requirements prepared by the building inspector that will need to be met for the new construction. The Health Department, said Huey, noted that a sewage treatment system, designed by a professional engineer will have to be submitted prior to the building being occupied. Huey said notices were sent to adjacent property owners and staff received no calls or comments concerning this request.

Ion asked if the applicant wished to speak. Larry DeVries said he had nothing to add.

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

Ion asked for staff's recommendation. Huey said staff recommends that the Site Plan Review for the private workshop building be approved with the following conditions: 1) the parking and circulation areas meet Scott County Engineer's requirements for hard surfacing within one paving season of the issuance of the building permit; 2). The sewage treatment system meet Health Department requirements prior to occupancy; and 3). Any outdoor storage of materials be limited to the rear yard and screened with a solid fence a minimum of six feet in height.

Commission discussion took place regarding the current condition of the property and the improvement this request will provide.

Ridenour made a motion to approve this request with the three conditions recommended by staff. Kluever seconded the motion.

Vote: All Ayes (7-0)

Huey introduced Mike Maddox as the summer Planning Intern to the Commission.

With no new business to come before the Commission the meeting was adjourned at 8:15 P.M.