

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

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

Members Absent: Baril

Staff Present: Huey and Kelly, Maddox

Others Present: 4 Others

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m. Huey introduced Jon Burgstrum to the Commission as the new County Engineer. Burgstrum said he was glad to meet the Commission and looked forward to a good working relationship with them.
2. **Minutes** Ridenour made a motion to approve the July 18, 2006 minutes. Scheibe seconded the motion. Vote: 6-0 All ayes
3. **Public Hearing-Rezoning-** Lyle Duncan, Section 9, Buffalo Township

Ion read the notice and asked for staff's review. Huey said the public hearing was held on July 18, 2006 and was tabled at the applicant's request. Huey showed the air photo of the property and the zoning map pointing out the zoning districts adjacent to the applicants. Huey showed the plat for the property. Huey explained the criteria necessary for platting an additional lot, frontage and minimum lot size. Huey went over the criteria used to determine if property is an appropriate site for development.

Ion asked if the applicant would like to speak. Lyle Duncan said he 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 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 of the Revised Land Us Policies.

Commission discussion took place. Ridenour informed the Chair that he would be abstaining. Paustian made a motion to approve based on staff's recommendation. Mehrens seconded the motion.

Vote: 5 Ayes 1 Abstention (Ridenour)

4. **Site Plan Review-**Interchange Development, Section 20, Cleona Township

Huey showed the air photo of the site and gave a history of the property when it was the Burns Brothers Truck Stop. Huey said notices were sent to adjacent property owners and staff received no calls or comments concerning this request. Huey explained the proposed use of the property and went over the Health Department and Engineer comments on the request.

August 1 2006  
P & Z

Ion asked if the applicant wished to speak. Myron Scheibe, the applicant's engineer, explained the wastewater treatment system, well adequacy and use of the property to the Commission.

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 truck terminal with truck and trailer storage be approved with the following conditions: 1). That all areas used for parking and storage of vehicles be paved; 2). The requirements of the Health Department noted in the memo dated July 26, 2006 be met; 3). Any significant change, additional buildings or expansion of the proposed building require another Site Plan Review approved by the Planning and Zoning Commission.

Commission discussion took place regarding ownership, and monitoring of the site.

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

Vote: 5 Ayes 1 Abstention (Scheibe)

Huey went over the memo for the August 17, 2006 meeting and encouraged all Commission members to attend.

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