

Scott County Planning and Zoning Commission
September 5, 2006
1st Floor Board Room, Administrative Center

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

Members Absent: None

Staff Present: Huey and Kelly

Others Present: Others

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m. Ion stated that she would be abstaining on item two, Stoney Creek North II Final Plat.
2. **Minutes** Ridenour made a motion to approve the August 1, 2006 minutes. Scheibe seconded the motion. Vote: 7-0 All ayes
3. **Public Hearing-Sketch Plan/Final Plat** –Mangels, Section 9, Buffalo Township

Ion read the notice and asked for staff's review. Huey showed air photos of the property and gave a history from the rezoning, rezoning amendment to this request to allow a three lot subdivision. Huey explained the criteria to allow a sketch plan and final plat in one step if no more than four (4) lots are being created and no new roads being constructed. Huey said the size of the lots were more than adequate to meet the Health Department's criteria for well and septic systems. Huey went over the conditions of the rezoning and the amendment to the rezoning to allow access from 120th Street for one lot that was approved in January of 2006. Huey said if this request is approved the applicant will have sixty (60) days to submit the platting documents prior to Board of Supervisors approval.

Ion asked if the applicant would like to speak. Steve Mangels said he had nothing new to add but would be glad to answer any questions the Commission may have.

Ion asked if anyone from the public wished to speak. Jerry Downs, 8096 119th Street, Blue Grass, Iowa asked if the ag exemption is only good for existing ag operations. Huey told him the ag nuisance would be applicable to both existing and future operations.

Ion asked for staff's recommendation. Huey said staff recommends that the Sketch plan/Final plat of Lots 1, 2 and 3 of Mangels 1st Addition be approved.

Commission discussion took place regarding the ag nuisance waiver and the fence maintenance requirement. Paustian stated he did not approve the amendment to the rezoning to allow any access from 120th Street, a gravel road, and therefore did not approve of this request. Considerable discussion took place on the maintenance of the fence separating the proposed subdivision from the existing ag operation.

Scheibe made a motion to approve the Sketch Plan/Final Plat of Mangels 1st Addition with the condition that an ag nuisance waiver and fence maintenance requirement be made part of the restrictive covenant. Kluever seconded the motion.

Vote: 6 Ayes 1 Nay (Paustian)

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3. **Final Plat**-Stoney Creek North II, Section 5 and 6, Pleasant Valley Township

Ion read the notice and asked for staff's review. Huey showed air photos of the property and explained to the Commission that the Preliminary Plat was approved for twenty five (25) lots and the Final Plat was submitted with twenty seven (27) lots. Huey went over the seven conditions of the Preliminary Plat approval. Huey said the City of Bettendorf has platting jurisdiction for this request and will need to approve the Final Plat prior to Board of Supervisors approval. Huey said the comments from the County Engineer were regarding the erosion control and that the county will be inspecting the silt fences and sediment traps for compliance. The Health Department said Huey stated they have not received the soil analysis information to determine which lots will have sand filters and which will have soil absorption drain fields. This information, said Huey, will need to be submitted prior to Final Plat approval by the Board of Supervisors. Huey said Spencer Creek runs along the south boundary of this property. The limits of the designated 100 year floodplain will need to be shown on the Final Plat said Huey, along with the dedication of a sewer main easement along Spencer Creek to provide for future extension of a central sewer system.

Ion asked if the applicant would like to speak. Dolan said he had nothing new to add.

No one from the public was present to speak on behalf of this request.

Discussion took place on the recreational trail and the greenspace shown on the plat.

Ion asked for staff's recommendation. Huey said staff recommends that the Final Plat for Stoney Creek North II be approved with the following conditions: 1). The private covenants be submitted and filed with the Final Plat in accordance with the conditions of Preliminary Plat approval; 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 improvement be submitted prior to Final Plat approval.

Commission discussion took place. Ridneour made a motion to approve the Final Plat of Stoney Creek North II with the three conditions outlined by staff. Scheibe seconded the motion.

Vote: 6 Ayes 1 Abstention (Ion)

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