

Scott County Planning and Zoning Commission
June 19, 2007
1st Floor Board Room, Administrative Center

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

Members Absent: Baril

Staff Present: Huey and Kelly

Others Present: 6 other

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m.
2. **Minutes** Scheibe made a motion to approve the June 5, 2007 minutes with the correction that six (6) members were present and voted, not seven (7) as indicated. Ridenour seconded the motion with the correction. Vote: 6-0 All ayes.
3. **Preliminary Plat**-The Estates at Harmony Lake- Section 26, Blue Grass Township

Ion read the notice and asked for staff's review. Huey showed air photos of the property. Huey said this request is for a thirteen (13) lot subdivision located on approximately forty seven (47) acres. Huey showed the two other sketch plans that had previously been considered for ninety six (96) lots and fifty six (56) lots respectively. Huey said the density of these sketch plans were of a concern for the Scott County Conservation department due to the proximity of West Lake Park. Huey showed the proposed plat of this request pointing out the road connection and staff's concerns with the flagpole accesses for lots 6,7,8 and 9,10 11, and 13 and that the lake be shown as an outlot as opposed to private ownership. Huey said the applicant's engineer has amended the plat to show these changes and the commission received that amended plat tonight. Huey explained the proposed erosion and sediment control and the temporary basin shown on Lot 4. Huey explained the infrastructure throughout the proposed plat and the connection to the existing Harmony Hills subdivision. The driveways to lots 6, 7, 8 and 9, 10, 11 and 13 will be constructed of pervious concrete.

Ion asked if the applicant would like to speak. Dick Verbeke, engineer for the applicant said the applicant is environmentally conscious and would like to develop high end homes in the area. Verbeke said there is already interest in the larger of the proposed lots. Verbeke went over the erosion and sediment control.

Ion asked if anyone from the public wished to speak. Steve Collins, 10535 160th Street said he is the owner of forty (40) acres to the north of this proposed subdivision and wanted to know about a future connection and where it should occur should he decide to develop his land. Huey pointed out the future connection that was proposed on one of the previous sketch plans when development to the north takes place and said it appeared to be a logical place for the connection.

Ion asked for staff's recommendation. Huey said staff recommends that the Preliminary Plat of The Estates at Harmony Lake be approved with the conditions that : 1). The City of Davenport also review and approve the Preliminary and Final Plat prior to Final Plat approval by the Board of Supervisors; 2). The lot configuration be amended to show access easements for the proposed

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shared driveways for Lots 6, 7, and 8 and Lots 9, 10, 11, and 13 and that the restrictive covenants include provisions stating that these lots can not be further subdivided; 3). The proposed lake and detention basin be platted as an outlot; 4). The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS; 5). The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirement; 6). The County Engineer review and approve all street construction plans prior to construction; 7). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Commission discussion took place regarding the necessity of an ag nuisance waiver to be included in the covenants, fencing. The Commission also expressed concern over the platted road connection to the west to property zoned agricultural.

Paustian made a motion to approve the Preliminary Plat of the Estates at Harmony Lake with the seven conditions outlined by staff and adding an 8th condition that an ag nuisance waiver be included in the private covenants. Scheibe seconded the motion.

Vote: 6-0 All Ayes

4. Discussion of the June 12, 2007 Ag Focus Group Meeting

Approximately fifteen (15) people were in attendance to discuss the recommendations of the Ag Issues Focus Group. After discussion and defining definitions the Planning Commission expressed their consensus that the findings regarding the Criteria for classifying prime ag land; Criteria for defining a farm, farmer and farming for the purpose of ag exemptions; Criteria for allowing a farmstead split and the Format for the Future Land Use Map should be addressed in the Comprehensive Plan's Goals and Objectives section. Additional discussion for consideration was "reverse setback" and the possibility of requiring a distance of one half mile from any existing state regulated livestock operation as an approval for any future rezoning requests.

With no new business to come before the Commission the meeting was adjourned at 8:55 P.M.