

**Scott County Planning and Zoning Commission**  
**August 7, 2007**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent: Baril –Unexcused  
Scheibe-Excused

Staff Present: Huey and Kelly

Others Present: 25 others

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m.
2. **Minutes** Ridenour made a motion to approve the minutes from the July 17, 2007 meeting. Paustian seconded the motion. Vote: All Ayes (5-0)
3. **Kauth's Addition Preliminary Plat-** Buffalo Township, Section 15

Huey showed the air photo of the property and gave a history of the previous Preliminary Plat submitted and withdrawn by the applicant to allow the Commission's concerns to be addressed. Huey explained the location of the property in relation to the Buffalo City Limits. The current plat submitted said Huey, has eliminated the four lots that crossed Dodge Creek and included that property in with the lot the applicant's existing house is on. Huey went over the criteria for subdivisions Street design and road layout, stormwater management, easements along streams, erosion and sediment control, natural vegetation cover, open space requirements, wastewater disposal systems and water.

Ion asked if the applicant would like to speak. Kauth said he had no comments.

Ion asked if anyone from the public wished to speak. Jeff Reed, adjoining property owner, said the people who have built homes in the first subdivision like it a lot and the residents of Devils Creek are very happy with the development.

Ion asked for staff's recommendation. Huey said staff recommends approval of the Preliminary Plat of Kauth's Addition with the following conditions: 1) All grading and construction comply with the erosion and sediment control plan as approved by the County Engineer and the Natural Resources Conservation Service; 2) That permitted areas for residences and accessory buildings be shown on the Final Plat; 3) The County Engineer review and approve all street construction plans prior to construction; and 4) The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Commission questions and discussion took place regarding open space, drainage and well standards.

Ridenour made a motion to approve Kauth's Addition with the conditions recommended by staff. Kluever seconded the motion.

Vote: All Ayes (5-0)

4. **Site Plan Review-** Hintze Family Enterprises, Blue Grass Township, Section 26

Huey showed air photos of the property and explained what constitutes a substantial improvement triggering the Site Plan Review. Huey showed the zoning map and explained the location of the property in relation to Interstate 280. Huey showed site photos of the property and the site plan submitted. The interior road system to access building to building was explained by Huey. The building will contain no office or plumbing said Huey and be used only for storage with any change in use requiring another Site Plan Review. Huey said the property currently does not have any screening from 110<sup>th</sup> Avenue and staff would recommend that screening be a condition of approval of this Site Plan Review.

Ion asked if the applicant would like to speak. Perry Hintze had questions regarding the location of the screening and materials that may be used.

Ion asked for staff's recommendation. Huey said staff recommends approval of the Site Plan Review with the conditions that: 1) The existing storage area on the property be screened with evergreen landscaping material with a mature height in excess of fifteen feet within fifty feet of the County road easement and that the remaining area be screened with either similar landscaping or a ten foot high solid wood fence; 2) Any outdoor storage adjacent to the proposed building be permitted only beside or behind the building and also be screened with a solid wood fence; and 3) Any change in use of the building from the proposed storage use be reviewed and approved through a subsequent site plan review.

Commission discussion took place regarding the type and height of the trees to be used for the screening. Ridenour made a motion to approve the Site Plan Review with the conditions outlined by staff. Paustian seconded the motion.

Vote: All Ayes (5-0)

5. **Amendment to the Administrative Rules regarding attendance**

At the July 17, 2007 meeting Commissioner Scheibe made a motion to direct staff to draft language to amend the existing Scott County Planning and Zoning Commission's Administrative Rules to address attendance. Staff proposed the following amendment

**2.9 Attendance. Regular attendance and participation of all Commission members at all regular, special and committee meetings is essential in order to facilitate good decision making by the Commission. Commission members may request excused absences from any meeting they are unable to attend. Two consecutive**

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**unexcused absences or more than four unexcused absences in any 12 month period will be considered voluntary resignation from the Commission. The position will be considered vacant and any unexpired term will be filled by the Board of Supervisors in accordance with its procedures and policies.**

Discussion took place on the necessity to include this language in the Administrative Rules. Paustian made a motion to approve the language prepared by staff and adopt as part of the Planning and Zoning Commission Administrative Rules. Kluever seconded the motion.

Vote: 4 Ayes 1 Nay (Mehrens)

6. **Discussion of Facilities Issues Focus Group meeting held July 31, 2007**

Approximately 20 people were in attendance to discuss the need to establish criteria and standards regarding Fire District, emergency response, law enforcement and the adequacy of roads both public and within the subdivision to handle additional traffic and emergency response vehicles. Staff will work with Bi State Regional Commission to develop language to address these issues in the Comp Plan's Goals and Objective section.

With no new business to come before the Commission the meeting was adjourned at 9:00 PM