

**Scott County Planning and Zoning Commission**  
**November 6, 2007**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent None

Staff Present: Huey

Others Present: 6 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 September 18, 2007 meeting. Scheibe seconded the motion. Vote: All Ayes (7-0)
3. **Site Plan Review**-Thompson and Son Trailer Sales

Huey reviewed the request and gave a history of the improvements that have taken place on the property. Huey showed site photos of the property. The proposed 110-foot x 200-foot addition will be used for storage and office area, said Huey and appears will not generate significant customer traffic but will allow additional indoor display and office area. The Scott County Engineer and Health Department had no comments on the request, but the relocation of the existing septic drain field said Huey will require all Health Department requirements to be met.

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

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

Ion asked for staff recommendation. Huey said staff recommends that the site plan for the 110-foot x 200-foot addition for storage and office area be approved.

Commission discussion took place. Ridenour made a motion to approve the site plan review to allow construction of a 110-foot x 200-foot addition to be used for storage and office area. Kluever seconded the motion.

Vote: All Ayes (7-0)

4. **Site Plan Review**- Tony Hodge Construction

Huey said this request is to allow four (4) mini warehouse/storage units to be constructed on a parcel just smaller than six (6) acres in size directly south of five existing storage/warehouse units. The proposed site plan said Huey is to allow two (2) buildings 45-foot x 150-foot and two (2) buildings 32-foot x 150-foot in size. Huey showed site photos of the property and the proposed site plan. The County Engineer and Health Department, said Huey, had no comments or concerns with the request.

November 6 07

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Ion asked if the applicant would like to respond. Hodge said he agrees with the conditions recommended by staff in the staff report.

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 site plan for four (4) mini warehouse/storage units be approved with the conditions that: 1). The parking and circulation areas shown on the approved site plan meet the Scott County Engineer's requirements for hard surfacing within one (1) paving season of the issuance of a building permit; and 2). The buildings meet all building code requirements.

Commission discussion took place.

Scheibe made a motion to approve the site plan review to allow construction of four (4) mini warehouse/storage units with the condition that: 1). The parking and circulation areas shown on the approved site plan meet the Scott County Engineer's requirements for hard surfacing within one (1) paving season of the issuance of a building permit; and 2). The buildings meet all building code requirements. Ridenour seconded the motion.

Vote: All Ayes (7-0)

##### 5. **Comprehensive Plan**

Huey said he would like the Commission to set the date for the public hearing. Huey said the meetings conducted have shown that the vast majority concur with the goals of the current Comprehensive Plan. Huey showed and explained the maps drafted by Bi State Regional Commission. Huey and Gena McCullough presented the findings from the public meetings held. Discussion took place regarding the findings. Ridenour made a motion to set the public hearing for November 20, 2007 at the regular Planning and Zoning Commission meeting. Kluever seconded the motion.

Vote: All Ayes (7-0)

Huey read the resignation letter submitted from Stephen Baril. With no new business to come before the Commission the meeting was adjourned at 8:30 PM