

Scott County Planning and Zoning Commission
November 20, 2007
1st Floor Board Room, Administrative Center

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

Members Absent Kluever-Excused

Staff Present: Huey and Kelly

Others Present: 10 others

1. **Call to Order** Chair Ion called the meeting to order at 7:00 p.m.
2. **Minutes** Ridenour made a motion to approve the minutes from the November 6, 2007 meeting. Scheibe seconded the motion. Vote: All Ayes (5-0)
3. **Site Plan Review**-Wade Schneider/Lemke Electric, Section 31, Butler Township

Huey reviewed the request and gave a history of the Site Plan Review approved in 2005 for this property. Huey explained the setback requirements for the Commercial Park View zoning district and the setbacks for the proposed request. Huey said staff has discussed these proposed setbacks and the applicant indicated that he would be able to shorten the building to meet the twenty five (25) foot front yard setback requirement but would want the application for a five foot side and rear yard setback to still be considered by the Board of Adjustment. Huey explained the apartment in the existing building that had been inspected by the building inspector and was an accessory use to the primary use of the building used for office and commercial storage. However, said Huey the applicant had indicated that the entire first floor of the existing building has been converted to an apartment, which is not an allowable use if another business is not constructed on the property. Huey said adjacent property owners were notified and staff received a call from the property owner to the west that the access drive to the south off of Lincoln Avenue was on her property and with the placement of the overhead doors on the proposed building that large trucks would use her property for access.

Ion asked if the applicant would like to speak. Lemke said he agrees with all conditions outlined by staff.

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

Ion asked for staff recommendation. Huey said staff recommends that a modified site plan for a 50-foot x 100-foot warehouse/office building be approved with the following conditions: 1). A minimum twenty five (25) foot front yard setback be maintained and a variance for no greater than a ten (10) foot side and rear yard be granted; 2). The residential use of the existing two story building on the property be determined to be accessory to the principal commercial use of the proposed building; 3). All residential units in the existing building meet building codes; 4). Any outdoor storage adjacent to the proposed building be permitted only on the west side of the proposed building, behind the existing building and screened with a solid wood fence; 5). All vehicular circulation be

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contained on the property with all access to the property from the existing driveway off of 270th Street; 6). 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 7). The buildings meet all building code requirements.

Commission discussion took place regarding appropriateness of the site, drainage and setbacks. Ridenour made a motion to approve the site plan to allow a 50-foot x 100-foot warehouse/office building with the seven conditions outlined by staff. More discussion took place. Paustian seconded the motion.

Vote: 4-Ayes 1 Nay (Mehrens)

4. **Public Hearing Comprehensive Plan**

Six people were present to hear presentation of the proposed comprehensive plan. Discussion took place regarding the proposed Vision, Goals, Objectives and Strategies for Implementation of the proposed issues and changes. Joyce Lund Mears and Eldridge City Councilman Marty Boyle were present to ask questions regarding planning districts, annexation and designated zoning districts adjacent to city limits. The Planning Commission will be ready to make a motion to forward the completed draft to the Board of Supervisors at their December 4, 2007 meeting.

With no new business to come before the Commission, the meeting was adjourned