

**Scott County Planning and Zoning Commission
December 4, 2007
1st Floor Board Room, Administrative Center**

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

Members Absent: Mehrens-Unexcused-Amended at January 8, 2008 meeting to reflect Excused

Staff Present: Huey and Kelly

Others Present: 16 other

1. **Call to Order** Chair Ion called the meeting to order at 7:00 p.m.
2. **Minutes** Scheibe a motion to approve the November 20, 2007 minutes. Ridenour seconded the motion. Vote: 6-0 All ayes.
3. **Preliminary Plat**–Oak Valley Addition, Section 15, Buffalo Township

Ion read the notice and asked for staff's review. Huey showed air photos of the property and pointed out the access to the property from the south and the proposed extension of the road from Kauth's 2nd Addition. Huey went over the compliance requirements of the Subdivision Regulations. Huey showed the proposed plat and explained staff's concerns regarding access, road design, stormwater management, erosion control and water systems. Huey showed site photos of the property.

Ion asked if the applicant would like to speak. Jim Egger, Engineer and surveyor for the applicant addressed the Commission on the unique characteristics of the property and went over the history of the access road. Egger also addressed the cul de sac length and capture of rainwater.

Ion asked if anyone from the public wished to speak. Jackie Matthys addressed the Commission regarding the survey that had been performed and access to the Reed property. Tom Duncan addressed the Commission on the history of the property, BJ Clark Estate and how the property division took place. Duncan explained the current litigation of the access, abandonment of the road right of way and presented the final page of the lawsuit to the Commission. Brad Rees, had questions on the future development right of the out lot. Carrie Gesling had questions on how plots are platted

Ion asked if the applicant would like to respond. Jeff Reed presented the Commission a revised Preliminary Plat that he feels addresses staff's concerns. Reed also presented the Commission with pictures of the property. Reed said he would like the Commission to act upon the revised Preliminary Plat.

Ion closed the public portion of the meeting.

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Ion asked for staff's recommendation. Huey said staff recommends that the Preliminary Plat of Oak Valley Addition be tabled until the January 8, 2008 meeting to allow the applicant to address staff's concerns.

Commission discussion took place regarding the length of the cul de sac and access with the southern portion of the proposed plat.

Paustian made a motion to table the request until the January 8, 2008 meeting. Scheibe seconded the motion.

Vote: All Ayes (6-0)

4. **Thompson Rezoning**

Huey showed air photos of the property and the history of the recent approved site plan for expansion of the existing business. Huey showed the proposed plat of the seven acres rezoning request. Huey went over the criteria used to determine if the rezoning request complies with the applicable land use policies.

Ion asked if the applicant would like to speak. Mark Thompson said he hopes the Commission will take into consideration the 48 years Thompson Trailers has been in business and the 60 full time employees they have. Thompson said they have to continue to grow or dissolve in today's market.

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 rezoning of this property from Agricultural Preservation (A-P) to Commercial Light Industrial (C-2) be approved on the basis that it is to allow the expansion of an existing commercial business and on its compliance with a preponderance of the criteria of the Revised Land Use Policies.

Commission discussion took place. Paustian said he wanted to make it clear that if this rezoning request was to allow a new business he would not be in favor of it. Paustian made a motion to approve the rezoning of seven acres from Agricultural Preservation to Commercial Light Industrial on the basis that it is to allow the expansion of an existing commercial business. Kluever seconded the motion.

Vote: All Ayes (6-0)

5. **Sketch Plan/Final Plat-** Ven Woods 2nd Addition-

Huey showed the air photo of the property and gave a history of Ven Wood Estates. Huey said this request is to combine two lots into one, which under many circumstances could be done with a plat of survey and an agreement not to sever, but because these lots have a pedestrian easement between them approval of a Sketch plan and Final Plat must be given by both the Planning Commission and the Board of Supervisors.

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Ion asked if the applicant would like to respond. Kevin Koellner said he has nothing new to add.

Ion asked if anyone from the public would like to speak. Wes Taylor, adjoining property owner addressed the Commission on access to his property and pointed out the area he was referring to. Discussion took place on the easement that went to the outlot and not to Mr. Taylor's property.

Ion asked for staff's recommendation. Huey said staff recommends that the Sketch Plan/Final Plat of Ven Woods 2nd Addition be approved.

Commission discussion took place. Ridenour made a motion to approve the Sketch Plan/Final Plat of Ven Woods 2nd Addition. Scheibe seconded the motion.

Vote: All Ayes (6-0)

5. **Comprehensive Plan**

Huey said he would like a motion to forward the Draft Comprehensive Plan to the Board of Supervisors if the Planning Commission is comfortable with it. Huey said he would recommend that the Board set a public hearing date for January 10, 2008 and then notices could be sent out to all those involved. Two weeks later said Huey; the Board could approve the Plan and also approve the 6 month moratorium on rezoning and subdivisions. Discussion took place. Kluever made a motion to forward the comprehensive plat to the Board of Supervisors. Scheibe seconded the motion.

Vote: All Ayes (6-0)

Huey introduced Jeff Liske as the new Commission member and had everyone introduce themselves

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