

**Scott County Planning and Zoning Commission**  
**January 8, 2008**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent: None

Staff Present: Huey and Kelly

Others Present: 20 other

1. **Call to Order** Chair Ion called the meeting to order at 7:00 p.m.
2. **Minutes** Mehrens requested that his absence from the December 4, 2007 meeting be amended to reflect an excused absence. Ridenour made a motion to approve the December 4, 2007 minutes with the amendment that Mehren's absence be excused. Paustian seconded the motion. Vote: 7-0 All ayes.
3. **Preliminary Plat–Tabled at the December 4, 2007 meeting**-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 2<sup>nd</sup> Addition. Huey went over the compliance requirements of the Subdivision Regulations particularly the length of the cul de sac and the number of lots served by one access. Huey showed the amended proposed plat and explained the concerns of staff and the Commission with the original submitted preliminary plat. Huey explained the amended plat that shows the proposed flagpole to Lot 9 and the hammerhead turnaround on tract A. Huey went over examples submitted by the applicant of other subdivisions in the county that have cul de sacs longer than one quarter mile and serve more than thirty lots.

Ion asked if the applicant would like to speak. Jeff Reed addressed the Commission regarding a variance to the subdivision regulations for length of cul de sac and lots served by one access. Reed said the access to tract B has been reduced to thirty feet and only one house would be proposed for that tract. Reed also explained the other changes made, hammerhead turnaround and the flagpole access to Lot 9. Reed said all the lots are well over the minimum lot size of .69 of an acre and he thinks this subdivision will increase the values of all the properties in the area.

Ion asked if anyone from the public wished to speak. Jackie Matthys addressed the Commission regarding the hammerhead turnaround and the number of lots that the current access on the south west portion of the proposed subdivision will serve. Robert Kauth said he thinks the subdivision will be an improvement for the area and two lots over the subdivision regulations will not make any difference in the water run off. Don Timmerman said he thinks all the rules and regulations should be met and is not in favor of any variance to the subdivision regulations. Tom Duncan reiterated Timmerman's statement and said if rules are not going to be enforced why have the rules. Susan Duncan said she does not agree that this subdivision will increase the values of existing properties and she is concerned with the water run off that will occur do to the increase in houses.

Ion asked if the applicant would like to respond. Jeff Reed addressed the Commission on the history of the property and the conflict that has occurred as a result of this proposed subdivision.

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Ion closed the public portion of the meeting.

Ion asked for staff's recommendation. Huey said staff recommends that the Preliminary Plat of Oak Valley Addition be approved with the conditions that: 1). A variance to the subdivision regulations be approved to allow the proposed cul de sac to exceed the maximum length and number of lots served based on the minimal nature of the request and that there is no feasible alternative; 2). All grading and construction comply with the erosion and sediment control plan as approved the County Engineer and NRCS; 3). The proposed hammerhead turnaround be constructed and hard surfaced at the end of 113<sup>th</sup> Street; 4). The County Engineer review and approve all street construction plans prior to construction; and 5). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval.

Commission discussion took place regarding the length of the cul de sac and access with the southern portion of the proposed plat, the hammerhead turnaround, existing lots with development rights, water run off and road width of existing access. The Commission discussed the possibility of tabling the request with the applicant. The applicant consented to his request being tabled for thirty (30) days.

Kluever made a motion to table the request until the February 5, 2008 meeting. Liske seconded the motion.

Vote: All Ayes (7-0)

4. **Smid Rezoning**-Jeff Smid, Section 25, Sheridan Township

Huey showed air photos of the property and the history of property. Huey explained the need for the rezoning to allow the applicant to obtain a recycler's license from the Iowa Department of Transportation. Huey showed site photos of the property.

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

Ion asked if anyone from the public wished to speak. Francis Bueker said he has no problem with Smid selling used parts from the location but does not want to see salvage of parts take place on the property as their homes are near by and there are children in the area. Jim Bueker asked the difference between Commercial Light Industrial zoning and Heavy Manufacturing.

Ion asked for staff's recommendation. Huey said staff recommends approval of the request with the condition that no parts salvage be permitted and all outdoor storage be screened with a solid fence a minimum of six feet in height.

Commission discussion took place. Ridenour made a motion to approve the request to rezone .44 acres more or less from Commercial Light Industrial (C-2) to Heavy Manufacturing with the conditions outlined by staff. Scheibe seconded the motion.

Vote: All Ayes (7-0)

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With no new business to come before the Commission the meeting was adjourned at 8:45 P.M.