

**Scott County Planning and Zoning Commission**  
**February 19, 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: 7 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 January 8, 2008 minutes. Liske seconded the motion. Vote: 7-0 All ayes.
3. **Preliminary Plat–Tabled at the January 8, 2008 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 changes made addressing the original concerns.

Ion asked if the applicant would like to speak.

Cindy Reed said she would like to defer any comments until after the public portion of the meeting is concluded.

Ion asked if anyone from the public wished to speak. Steve Saur said the existing drive is only 10’ 2” and is just not wide enough to allow more houses. Susan Duncan said she thinks the proposed development will lessen the quality of life on the existing homes and appears to be a “cobbled up mess”. Tom Duncan said this plat is a lot better than what was originally proposed but is against the resubdivision of property and believes that snow removal will be an issue with the proposed widening of the road.

Ion asked if the applicant would like to respond. Jim Egger, the applicant’s engineer, addressed the Commission regarding the road, drainage improvements and the existing road easement.

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 based on the minimal nature of the request, that there is no feasible alternative, and that the maximum numbers of thirty (30) lots served by a single access is not being exceeded; 2). All grading and construction comply with the erosion and sediment control plan as approved by the County Engineer and Natural Resources Conservation Service; 3). The proposed wastewater treatment facilities meet Health Department and Iowa Department of Natural Resources requirements; 4). The existing shared access drive and proposed cul de sac bulb by constructed and hard surfaced

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to a minimum width of 18 feet and 40 foot radius; 5). The County Engineer review and approve all street construction plans prior to construction; and 6). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval

Commission discussion took place.

Liske made a motion to approve the Preliminary Plat of Oak Valley Addition with the six (6) conditions outlined by staff. Scheibe seconded the motion.

Vote: All Ayes (7-0)

#### 4. **Zoning Ordinance Amendments**

Huey presented proposed zoning ordinance amendments regarding Definition and determination of poor, marginal and prime farmland; Definition of Farm, Farmer and Farming determination for Agricultural Exemption; Definition and determination of Farmstead split; Wind Generators, Home Occupations and Home Industries; Permitted uses, accessory and special use in various zoning districts and building area and height requirements. Discussion took place regarding these proposed amendments. Motion was made and seconded to have the Planning Commission hold a public hearing regarding these proposed zoning ordinance amendments in the next month.

Vote: All Ayes (7-0)

#### 5. **Election of Officers**

Ion made a motion to nominate Carolyn Scheibe for Chair. Vote: All Ayes

Scheibe made a motion to nominate Allan Kluever for Vice Chair. Vote: All Ayes

With no new business to come before the Commission the meeting was adjourned at 8:40 P.M.