

Scott County Planning and Zoning Commission
May 6, 2008
1st Floor Board Room, Administrative Center

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

Members Absent: Mehrens- Excused, Paustian, Excused

Staff Present: Huey and Kelly

Others Present: 3 others

1. **Call to Order** Chair Scheibe called the meeting to order at 7:30 p.m.
2. **Minutes** Ridenour made a motion to approve the April 1, 2008 minutes with the change that Mehrens absence be excused and to reflect himself as absent excused and not present. Kluever seconded the motion. Vote: 5-0 All ayes.
3. **Site Plan Review**-Steve Lemke, Section 31, Butler Township

Huey showed air photos and the submitted site plan explaining that a change of use from the site plan review approved November 20, 2007 requires another site plan review for this proposed use. Huey said this is a request to allow an outdoor supply and beverage sales business to be operated from a portion of the building with the balance being used for an electrical business. Huey explained the required number and location of the proposed parking stalls and the agreement reached with the adjacent property owner to share parking and maintenance of parking area.

Scheibe asked if the applicant would like to speak. Lemke said he had nothing to add.

Scheibe asked for staff's recommendation. Huey said staff recommends that the site plan be approved with the conditions that: 1). The balance of the building be used for the office and warehouse uses approved November 20, 2007; 2). Any outdoor storage adjacent to the building be permitted only on the west side of the warehouse building, behind the apartment building and screened with a solid wood fence; 3). The required six parking stalls for the retail use, six parking stalls for the office warehouse use and four parking stalls for the two dwelling units be provided on the property and that all vehicular circulation be contained on the property unless a binding agreement is reached with the adjacent property owner to allow circulation on the adjacent property; 4). The parking and circulation areas shown on the approved site plan meet the Scott County Engineer's requirements for hard surfacing within one paving season of the issuance of a building permit; 5). The building meet all building code requirements including accessibility.

Commission discussion took place on location of parking stalls and access to the building.

Liske made a motion to approve the site plan with the five conditions outlined by staff. Ridenour seconded the motion.

Vote: All Ayes (5-0)

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4. **Discussion-Subdivision Ordinance Amendments**

Huey presented the current and proposed Subdivision Ordinance Amendments and discussed the results of a meeting that took place with developers, septic installers and county staff. Huey went over the proposed amendments: septic systems, soil information, septic field location on the Preliminary Plat and grading plans and the number of lots allowed with permanently closed subdivisions and those with future platted road easements and storm water management. Larry Linnenbrink addressed the commission with the concerns of the Health department and how the proposed amendments will alleviate those concerns.

Ridenour made a motion to hold a public hearing on the proposed subdivision amendments on May 20, 2008. Liske seconded the motion.

Vote : All Ayes (5-0)

Dean Marten, addressed the commission on an unrelated complaint regarding water on his property located at 18388 290th Street that he believes is due to a previous Secondary Road project. Mr. Marten was informed that the Commission was not the body to hear or advise on his situation.

With no new business to come before the Commission the meeting was adjourned at 8:20 PM