

**Scott County Planning and Zoning Commission**  
**June 17, 2008**  
**1<sup>st</sup> Floor Board Room, Administrative Center**

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

Members Absent: 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** Liske made a motion to approve the May 6, 2008 minutes. Kluever seconded the motion. Vote: 6-0 All ayes.
3. **Site Plan Review**-Bryan and Tina Searle, Section 31, Butler Township

Huey showed air photos and the submitted site plan explaining that a change of use requires a site plan review for this proposed use. Huey said this is a request to allow a coffee shop in a portion of the building with the balance being used for a contractor's office and storage. Huey said the intent of the Site Plan Review is to allow the Planning Commission to place reasonable conditions to limit any adverse impacts on the adjoining property owners. Huey said neither the health department nor the County Engineer had any comments or concerns with this request. The Park View Owners Association Board supports approval of this request said Huey.

Scheibe asked if the applicant would like to speak. Tina Searle said they think this would be a good feature for Park View and have had residents say they would look forward to having a coffee shop.

Scheibe asked if anyone from the public would like to speak. Larry Dalton, adjoining property owner wanted clarification on the portion of the building to be used.

Scheibe asked for staff's recommendation. Huey said staff recommends that the site plan be approved with the condition that all building codes be met.

Commission discussion took place on the number of tables, type of food that will be served and the parking situation.

Ridenour stated he would be abstaining.

Liske made a motion to approve the site plan. Kluever seconded the motion.

Vote: 5 Ayes 1 Abstention (Ridenour)

Huey told the commission of a request for an LED changing face billboard, currently said Huey the Zoning Ordinance does not address this trend. If the commission does not think they should be allowed, then the ordinance would have to be amended.

With no new business to come before the commission the meeting was adjourned at 7:50 PM