

Scott County Planning and Zoning Commission
August 19, 2008
1st Floor Board Room, Administrative Center

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

Members Absent: Ridenour-Excused

Staff Present: Huey and Kelly

Others Present: 7 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 August 5, 2008 minutes. Mehrens seconded the motion. Vote: 6-0 All ayes.
3. **Public Hearing-Rezoning Tabled from August 5, 2008 meeting**-Riverstone Group/LeClaire Investments Inc., Sections 27,28,33 and 34 Liberty Township

Huey showed air photos of the property explaining access to the property. Huey showed site photos, zoning map, Future Land Use. Huey explained the criteria used to determine if a rezoning request meets a preponderance of the applicable land use policies by expanding upon each of the following guidelines; *Is the development in compliance with the adopted Future Land Use Map; Is the development on marginal or poor agricultural land; Does the proposed development have access to adequately constructed paved road; Does the proposed development have adequate provision for public or private sewer and water services; Is the area near existing employment centers, commercial areas and does not encourage urban sprawl; Is the proposed development located where it is least disruptive to existing agricultural activities; Does the area have stable environmental resources; Is the proposed development sufficiently buffered from other less intensive land uses and Is there a recognized need for such development.* Huey explained the Special Use Permit that would allow extraction in either A-P or A-G zoning districts but the processing portion of the business is only allowed in a Heavy Manufacturing (M) zoning district.

Scheibe asked if the applicant or his representative would like to respond. Steve Hunter, legal counsel for the applicant addressed the Commission regarding the applicant's desire to prepare for the future expansion of the existing quarry that has been in place since the 1950's. Hunter went over the tillable area of the property stating one third is not tillable. Greg Kasting, representing LeClaire Investments addressed the Commission on the numerous regulations that LeClaire Investments/Riverstone Group must abide by. Kasting said this request is for future expansion that may not take place for 20 or more years. Nyle Paper a neighboring property owner addressed the Commission about the quality of water when blasting in the existing quarry occurs. Glen Sievers said he has no problem with water but there are 23 homes within a mile of this site.

Scheibe made asked for staff's recommendation. Huey said staff recommends that the rezoning of this property from Agricultural Preservation (A-P) to Agricultural General (A-G) be approved based on its compliance with a preponderance of the criteria of the Revised Land Use Policies and that the request to amend the Future Land Use Map to show the proposed 70 acre area an appropriate area for industrial development be approved.

Commission discussion took place regarding the property south of Highway 130, the depth of the existing quarry and the number of acres necessary for operation.

Mehrens made a motion to recommend rezoning only the property located north of Highway 130 from Agricultural Preservation (A-P) to Agricultural General (A-G) and amend the Future Land Use Map to show a seventy (70) acres portion of the property located north of Highway 130 appropriate for a future Heavy Manufacturing Zoning District (M). Kluever seconded the motion.

Huey told the applicant they have seven (7) days to forward this request to the Board of Supervisors or the request becomes null and void

Vote: 6-0 All Ayes

3. Public Hearing-Preliminary Plat-Harmony Hills 2nd Addition

Scheibe read the notice and asked for staff's review. Huey showed air photos of the property. Huey said this request is for an eleven (11) lot subdivision located north of 156th Street. Huey showed the two other sketch plans that had previously been considered. Huey showed the plat of this request and a conceptual sketch of the balance of the property. Huey said the density of the previous sketch plans were of a concern for the Scott County Conservation department due to the proximity of West Lake Park. Huey explained the infrastructure and the possible connection to the property to the north that would allow in addition to the 50 lot maximum requirement.

Scheibe asked if the applicant would like to speak. Ken Haugen, developer, addressed the Commission regarding the standard now in place to allow 50 lots with one entrance as the reason for a change in the future plans.

Steve Collins, 10535 160th Street addressed the Commission and said he is the owner of forty (40) acres to the north of this proposed subdivision and wanted to know about a future connection and where it should occur should he decide to develop his land.

Scheibe asked for staff's recommendation. Huey said staff recommends that the Preliminary Plat of Harmony Hills 2nd Addition be approved with the conditions that :1). The City of Davenport also review and approve the Preliminary and Final Plat prior to Final Plat approval by the Board of Supervisors; 2). That no Final Plat that would result in greater than fifty (50) total lots for any portion of Harmony Development be approved until a second access is provided; 3). The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS; 4). The proposed wastewater treatment facilities meet Health Department requirements; 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 regarding the existing lake size, runoff, engineers design and approval for future water run off.

Kluever made a motion to recommend approval of the Preliminary Plat of Harmony Hills 2nd Addition with the six conditions outlined by staff. Paustian seconded the motion.

Vote: 6-0 All Ayes

With no new business to come before the Commission the meeting was adjourned at 8:55 P.M.