

Scott County Planning and Zoning Commission
October 7, 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: 9 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 19, 2008 minutes with the correction of replacing Scheibe for Ion on page two. Scheibe seconded the motion.
Vote: 6-0 All ayes.
3. **Annual Meeting with the Board of Supervisors**
Chairman Hancock addressed the Commission and thanked them for the work they do and the excellent job they did on the Comprehensive Plan. Scheibe thanked the Board members for their support of the decisions they have made.
4. **Public Hearing-Preliminary Plat of The Estates at Harmony Lake** Sections 26, Blue Grass Township

Scheibe read the notice and asked for staff's review. Huey showed air photos of the property. Huey said this request is for a twenty four (24) lot subdivision located on 156th Street. Huey showed the other sketch plans that had previously been considered. Huey showed the plat of this request. 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. Huey said the roads will be private and staff would recommend no Final Plat be approved for more than fifty (50) lots until a second access either to Y-48 or Locust Street exists. Huey showed site photos of the property.

John White of Verbeke Meyer said he would be glad to answer any questions the Commission may have. Larry Linnenbrink addressed the Commission requesting that drainage easements be shown on the plat and that a condition of approval include language that states the Home Owners Association will be responsible for the yearly testing of any sand filter systems within the subdivision.

Scheibe made asked for staff's recommendation. Huey said staff recommends that the Preliminary Plat of The Estates at Harmony Lake 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 the Harmony Development be approved until a second access is provided; 3). A stormwater drainage plan be approved that is in compliance with the requirements of the Subdivision Regulations and that shows sufficient capacity for the lake to serve as a stormwater detention basin; 4). The stormwater drainage and erosion control plan be reviewed and approved by the Soil Conservationist at the NRCS; 5). The proposed wastewater

treatment facilities meet Health Department and Iowa Department of Natural Resources requirements; 6). The County Engineer review and approve all street construction plans prior to construction; 7). The subdivision infrastructure improvements be completed or a surety bond posted prior to Final Plat approval and adding; 8.)The restrictive covenants include language that states the Home Owners Association will be responsible for the yearly testing of any sand filter systems within the subdivision.

Commission discussion took place the number of lots, drainage easements, detention pond location and capacity.

Liske made a motion to recommend approval of the Preliminary Plat of The Estates at Harmony Lake with the eight conditions outlined by staff. Kluever seconded the motion.

Vote: 6-0 All Ayes

5. **Discussion on Health Department request to amend the Subdivision Ordinance**

The Planning Commission discussed the proposal and Scheibe made a motion to further investigate the practicality and enforceability of the request, meeting with waste collection companies and the Solid Waste Commission. Mehrens seconded the motion.

Vote: 6-0 All Ayes

With no new business to come before the Commission the meeting was adjourned at 8:25 P.M.